

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	271101-074	CAMBRIDGE HILLS ADDITION

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -50 to -36.tls

Neighborhood Factor:	1.0000
Total Parcels:	338
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	120

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	422.00	422.00	422.00			
Residential Homesite	All	Square Foot				1.77	1.77	1.77
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.35	0.35	0.35
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	271103-074	EUREKA PARK ADDITION

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -45 to --54. tls

Neighborhood Factor:	1.0000
Total Parcels:	183
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	134
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	134

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	365.00	365.00	365.00			
Residential Homesite	All	Square Foot				2.37	2.37	2.37
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.47	0.47	0.47
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	271106-074	NORTH HIGHLANDS ADDTION PLAT A-N

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -50 to -51. eas

Neighborhood Factor:	1.0000
Total Parcels:	692
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	47
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	47
C/I Avg Lot Depth:	120

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	265.00	265.00	265.00	265.00	265.00	265.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	466.00	466.00	466.00			
Residential Homesite	All	Square Foot				2.37	2.37	2.37
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.47	0.47	0.47
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	271201-074	ARCHER REPLAT

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -14 to -36. tls

Neighborhood Factor:	1.0000
Total Parcels:	76
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	231.00	231.00	231.00			
Residential Homesite	All	Square Foot				1.70	1.70	1.70
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.34	0.34	0.34
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	271214-074	MORRIS SUB

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -32 to -35 tls

Neighborhood Factor:	1.0000
Total Parcels:	233
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	205.00	205.00	205.00	205.00	205.00	205.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00			
Residential Homesite	All	Square Foot				1.70	1.70	1.70
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.34	0.34	0.34
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

Township

WAYNE TOWNSHIP

District

074 FT WAYNE WAYNE (91-95)

Neighborhood Number

271218-074

Neighborhood Name

LEPPER KELLER 1ST & 2ND ADDITION

Comments:

25p26: changed from front foot to sqft, changed vacancy adjustment from -44 to -36 tls

Neighborhood Factor: 1.0000

Total Parcels: 198

Res Avg Lot Size: 0.0000

Res Avg Lot Width: 43

Res Avg Lot Depth: 150

C/I Avg Lot Size: 0.0000

C/I Avg Lot Width: 43

C/I Avg Lot Depth: 150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	205.00	205.00	205.00	205.00	205.00	205.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	365.00	365.00	365.00			
Residential Homesite	All	Square Foot				1.70	1.70	1.70
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.34	0.34	0.34
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	271308-074	ARCHER ADDITION

Comments:
 22p23 Land Study: FF Rate from 200 to 400 using 1:4 LTB Ratio and sales between 2018-2021. Vacancy adjustment from -50% to -75%.
 25p26 vacancy from -75 to -60 t/s

Neighborhood Factor:	1.0000
Total Parcels:	282
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
Residential Homesite	All	Acreage				0.00	1.00	0.50
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						

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<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	271312-074	PFEIFFERS PLACE ADDITION

Comments:
 22p23 Land Study: FF Rate from \$200 to \$535 using 1:4 LTB Ratio and sales between 2018-2021.
 Vacancy adjustment from -19% to -70%. EB

Neighborhood Factor:	1.0000
Total Parcels:	350
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	43
Res Avg Lot Depth:	144
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	43
C/I Avg Lot Depth:	144

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	535.00	535.00	535.00	535.00	535.00	535.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
Residential Homesite	All	Acreage				0.00	1.00	0.50
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						

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<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	271318-074	CASS ST PLACE ADDITION

Comments:
 22p23 Land Study: FF Rate from 200 to 550 using 1:4 LTB Ratio and sales between 2018-2021.
 25p26 Vacancy adjustment from -19% to -32%.

Neighborhood Factor:	1.0000
Total Parcels:	31
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	550.00	550.00	550.00	550.00	550.00	550.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
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						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	271324-074	HUFFMANS ADDITION

Comments:
22p23 Land Study: FF Rate from 200 to 389 using 1:4 LTB Ratio and sales between 2018-2021. Vacancy adjustment from -50% to -85%.

Neighborhood Factor:	1.0000
Total Parcels:	371
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	144
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	144

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	389.00	389.00	389.00	389.00	389.00	389.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
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						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	271337-074	NORTH SIDE ADDITION

Comments:
 22p23 Land Study: FF Rate from \$200 to \$382 using 1:4 LTB Ratio and sales between 2018-2021. Vacancy adjustment from -50% to -76%.
 25p26 - chgd vacancy from -76 to -58 per land study tls

Neighborhood Factor:	1.0000
Total Parcels:	124
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	42
Res Avg Lot Depth:	121
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	42
C/I Avg Lot Depth:	121

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	382.00	382.00	382.00	382.00	382.00	382.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
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						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	271342-074	ARCHER BROOKSIDE ADDITION

Comments:
 22p23 Land Study: FF Rate from \$165 to \$192 using 1:4 LTB Ratio and sales between 2018-2021.
 Vacancy adjustment from -50% to -70%.
 Used 271342, 271612, 271611, and 271620

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	25
Res Avg Lot Depth:	88
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	25
C/I Avg Lot Depth:	88

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	165.00	165.00	165.00	165.00	165.00	165.00
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	192.00	192.00	192.00	192.00	192.00	192.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	271343-074	ARCHER HEIRS ADDITION

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -19 to -60 tls

Neighborhood Factor:	1.0000
Total Parcels:	147
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	205.00	205.00	205.00	205.00	205.00	205.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	253.00	253.00	253.00			
Residential Homesite	All	Square Foot				1.70	1.70	1.70
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.34	0.34	0.34
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	271414-074	HATTERSLYS WILLIS ADDITION

Comments:
 22p23 Land Study: FF Rate from 200 to 400 using 1:4 LTB Ratio and sales between 2018-2021. Vacancy adjustment from -50% to -75%.
 25p26 - chgd vacancy from -75 to -60 per land study tls

Neighborhood Factor:	1.0000
Total Parcels:	328
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	42
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	42
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	271416-074	DEER PARK AMD ADDITION

Comments:
25p26 - chgd vacancy from -50 to -51 per land study t/s

Neighborhood Factor:	1.6400
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	149
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	149

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	271418-074	BASH CS WB ADDITION

Comments:
 22p23 Land Study: FF Rate from 200 to 326 using 1:4 LTB Ratio and sales between 2018-2021. Vacancy adjustment from -50% to -69%.
 25p26 - chgd vacancy from -69 to -51 per land study tls

Neighborhood Factor:	1.0000
Total Parcels:	214
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	326.00	326.00	326.00	326.00	326.00	326.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	271501-074	PAPES 3RD ADDITION

Comments:
 22p23 Land Study: FF Rate from 165 to 311 using 1:4 LTB Ratio and sales between 2018-2021. Vacancy adjustment from -83% to -47%.
 25p26 - chgd vacancy from -47 to -49 per land study tls

Neighborhood Factor:	1.0000
Total Parcels:	84
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	35
Res Avg Lot Depth:	110
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	35
C/I Avg Lot Depth:	110

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	165.00	165.00	165.00	165.00	165.00	165.00
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	311.00	311.00	311.00	311.00	311.00	311.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	271504-074	ROCKHILL HEIRS ADDITION

Comments:
25p26 - chgd vacancy from -50 to -20 per land study t/s

Neighborhood Factor:	1.6400
Total Parcels:	184
Res Avg Lot Size:	0.5300
Res Avg Lot Width:	45
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	271513-074	FARNANS OWEN ADDITION

Comments:
 22p23 Land Study: FF Rate from 200 to 382 using 1:4 LTB Ratio and sales between 2018-2021. Vacancy adjustment from -50% to -76%.
 25p26 - chgd vacancy from -76 to -58 per land study tls

Neighborhood Factor:	1.0000
Total Parcels:	273
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	34
Res Avg Lot Depth:	137
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	34
C/I Avg Lot Depth:	137

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	382.00	382.00	382.00	382.00	382.00	382.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
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						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	271528-074	BURGESS ADDITION

Comments:
 22p23 Land Study: FF Rate from 165 to 311 using 1:4 LTB Ratio and sales between 2018-2021. Vacancy adjustment from -83% to -47%.
 25p26 - chgd vacancy from -47 to -49 per land study tls

Neighborhood Factor:	1.0000
Total Parcels:	32
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	165.00	165.00	165.00	165.00	165.00	165.00
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	311.00	311.00	311.00	311.00	311.00	311.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
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						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	271537-074	DRIER WILLIAMS BASH AMD ADDITION

Comments:
25p26 - chgd vacancy from -83 to -70 per land study t/s

Neighborhood Factor:	1.0000
Total Parcels:	189
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	138
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	138

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	359.00	359.00	359.00	359.00	359.00	359.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
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						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	271542-074	PAPES 1ST & 2ND ADDITION

Comments:
 22p23 Land Study: FF Rate from 200 to 250 using 1:4 LTB Ratio and sales between 2018-2021. Vacancy adjustment from -83% to -86%.
 25p26 - chgd vacancy from -86 to -36 per land study tls

Neighborhood Factor:	1.0000
Total Parcels:	64
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	36
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	36
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
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						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	271550-074	SWEETZERS SUB AMD

Comments:
 22p23 Land Study: FF Rate from 200 to 414 using 1:4 LTB Ratio and sales between 2018-2021. Vacancy adjustment from -83% to -91%.
 25p26 - chgd vacancy from -91 to -61 per land study tls

Neighborhood Factor:	1.0000
Total Parcels:	243
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	35
Res Avg Lot Depth:	141
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	35
C/I Avg Lot Depth:	141

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	414.00	414.00	414.00	414.00	414.00	414.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	271602-074	ROCKHILLS 2ND ADDITION

Comments:
 22p23 Land Study: FF Rate from \$165 to \$432 using 1:4 LTB Ratio and sales between 2018-2021. Vacancy adjustment from -50% to -67%.
 25p26 - chgd vacancy from -67 to -50 per land study tls

Neighborhood Factor:	1.0000
Total Parcels:	140
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	35
Res Avg Lot Depth:	138
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	35
C/I Avg Lot Depth:	138

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	165.00	165.00	165.00	165.00	165.00	165.00
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	432.00	432.00	432.00	432.00	432.00	432.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	271608-074	ROCKHILLS HEIRS ADDITION

Comments:
 22p23 Land Study: FF Rate from \$165 to \$322 using 1:4 LTB Ratio and sales between 2018-2021.
 Vacancy adjustment from -50% to -79% to keep vacant land values in line with previous year's values.
 25p26 - chgd vacancy from -79 to -50 per land study tls

Neighborhood Factor:	1.0000
Total Parcels:	143
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	38
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	38
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	165.00	165.00	165.00	165.00	165.00	165.00
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	322.00	322.00	322.00	322.00	322.00	322.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	271611-074	MONTCLAIR PLACE ADDITION

Comments:
 22p23 Land Study: FF Rate from \$165 to \$192 using 1:4 LTB Ratio and sales between 2018-2021.
 Vacancy adjustment from -50% to -70%.Used 271342, 271612, 271611, and 271620
 25p26 - chgd vacancy from -70 to -17 per land study tls

Neighborhood Factor:	1.0000
Total Parcels:	15
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	122
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	122

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	165.00	165.00	165.00	165.00	165.00	165.00
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	192.00	192.00	192.00	192.00	192.00	192.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	271612-074	ORFFS PLACE ADDITION

Comments:
 22p23 Land Study: FF Rate from \$165 to \$192 using 1:4 LTB Ratio and area sales between 2018-2021.
 Vacancy adjustment from -50% to -72%.Used 271342, 271612, 271611, and 271620
 25p26 - chgd vacancy from -70 to -17 per land study tls

Neighborhood Factor:	1.0000
Total Parcels:	17
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	47
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	47
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	165.00	165.00	165.00	165.00	165.00	165.00
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	192.00	192.00	192.00	192.00	192.00	192.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	271620-074	HERBERT E ECKART

Comments:
 22p23 Land Study: FF Rate from \$165 to \$192 using 1:4 LTB Ratio and sales between 2018-2021.
 Vacancy adjustment from -50% to -70%.Used 271342, 271612, 271611, and 271620
 25p26 - chgd vacancy from -70 to -17 per land study tls

Neighborhood Factor:	1.0000
Total Parcels:	187
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	33
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	33
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	165.00	165.00	165.00	165.00	165.00	165.00
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	192.00	192.00	192.00	192.00	192.00	192.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	271701-074	REEDS HB ADDITION

Comments:
25p26 - chgd vacancy from -50 to -3 per land study t/s

Neighborhood Factor:	1.7500
Total Parcels:	17
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	25
Res Avg Lot Depth:	136
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	25
C/I Avg Lot Depth:	136

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	165.00	165.00	165.00	165.00	165.00	165.00
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	165.00	165.00	165.00	165.00	165.00	165.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

Township

WAYNE TOWNSHIP

District

074 FT WAYNE WAYNE (91-95)

Neighborhood Number

271702-074

Neighborhood Name

MCCULLOCHS HOMESTEAD ADDITION

Comments:

Neighborhood Factor: 1.7500

Total Parcels: 11

Res Avg Lot Size: 0.0000

Res Avg Lot Width: 49

Res Avg Lot Depth: 150

C/I Avg Lot Size: 0.0000

C/I Avg Lot Width: 49

C/I Avg Lot Depth: 150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	271706-074	BONDS SUB

Comments:
 1/9/2020: 20p21 Changed land base rate from \$165 to \$475 per vacant land sales in the area. Development for GE causing market increases in line with West Central neighborhood. EB
 2/12/2021: 21p22 Changed land base rate from \$475 to \$1225 per valid 2019 & 2020 sales with 1:4 LTB ratio applied. Market increases are still occurring at a sharp increase causing the neighborhood factor to increase over 2.00 for the second year in a row.

25p26 - chgd vacancy from -50 to -30 per land study tls

Neighborhood Factor:	1.0000
Total Parcels:	106
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	32
Res Avg Lot Depth:	136
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	32
C/I Avg Lot Depth:	136

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	165.00	165.00	165.00	165.00	165.00	165.00
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	1225.00	1225.00	1225.00	1225.00	1225.00	1225.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	271711-074	HANNAS SAML ADDITION PLAT B

Comments:
 1/9/2020: 20p21 Changed base rate from \$165 to \$475 per vacant land sales in the area. Development for GE causing market increases inline with West Central neighborhood. EB
 2/12/2021: 21p22 Changed land base rate from \$475 to \$1225 per valid 2019 & 2020 sales with 1:4 LTB ratio applied. Market increases are still occuring at a sharp increase causing the neighborhood factor to increase over 2.00 for the second year in a row.
 25p26 - chgd vacancy from -50 to -30 per land study tls

Neighborhood Factor:	1.0000
Total Parcels:	159
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	30
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	30
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	165.00	165.00	165.00	165.00	165.00	165.00
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	1225.00	1225.00	1225.00	1225.00	1225.00	1225.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	271808-074	ROCKHILLS 1ST AMENDED ADDITION
Comments: 25p26 - chgd vacancy from -50 to -30 per land study t/s			Neighborhood Factor: 1.0000 Total Parcels: 366 Res Avg Lot Size: 0.0000 Res Avg Lot Width: 41 Res Avg Lot Depth: 130 C/I Avg Lot Size: 0.0000 C/I Avg Lot Width: 41 C/I Avg Lot Depth: 130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	1550.00	1550.00	1550.00	1550.00	1550.00	1550.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371106-074	HAMILTONS FOURTH ADDITION

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -89 to -90 tls

Neighborhood Factor:	1.0000
Total Parcels:	143
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	33
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	34.00	175.00	34.00	34.00	175.00	34.00
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			
Residential Homesite	All	Square Foot				1.62	1.62	1.62
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.32	0.32	0.32
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371135-074	WIEBKES SUB

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -89 to -90 t/s

Neighborhood Factor:	1.0000
Total Parcels:	127
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	32
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	32
C/I Avg Lot Depth:	120

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	34.00	175.00	34.00	34.00	175.00	34.00
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			
Residential Homesite	All	Square Foot				1.62	1.62	1.62
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.32	0.32	0.32
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371148-074	CALHOUN PLACE ADDITION

Comments:
23p24 Land Study: FF Rate from \$175 to \$551 using 1:4 LTB Ratio and sales between 2022-2023. Vacancy adjustment from 0% to -80%. bj
225p26 vacancy from -89 to -84 per land study tls

Neighborhood Factor:	1.0000
Total Parcels:	200
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	137
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	137

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	75.00	175.00	125.00	75.00	175.00	125.00
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	551.00	551.00	551.00	551.00	551.00	551.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371158-074	FALLS SUB

Comments:
23p24 Land Study: FF Rate from \$175 to \$551 using 1:4 LTB Ratio and sales between 2019-2022. Vacancy adjustment from -75% to -80%.
225p26 vacancy from -80 to -75 per land study tls

Neighborhood Factor:	1.0000
Total Parcels:	246
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	34.00	175.00	34.00	34.00	175.00	34.00
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	551.00	551.00	551.00	551.00	551.00	551.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371159-074	AVONDALE ADDITION

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -89 to -74 tls

Neighborhood Factor:	1.0000
Total Parcels:	170
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	41
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	41
C/I Avg Lot Depth:	131

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	34.00	175.00	34.00	34.00	175.00	34.00
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			
Residential Homesite	All	Square Foot				1.62	1.62	1.62
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.32	0.32	0.32
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371174-074	DEWALD SQUARE ADDITION

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -89 to -74 t/s

Neighborhood Factor:	1.0000
Total Parcels:	78
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	34.00	175.00	34.00	34.00	175.00	34.00
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			
Residential Homesite	All	Square Foot				1.62	1.62	1.62
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.32	0.32	0.32
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371175-074	PURMANS SUB

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -89 to -74 t/s

Neighborhood Factor:	1.0000
Total Parcels:	836
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	38
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	38
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	34.00	175.00	34.00	34.00	175.00	34.00
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			
Residential Homesite	All	Square Foot				1.62	1.62	1.62
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.32	0.32	0.32
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371203-074	STOOPS SAM ADDITION

Comments:
 24p25 Land Study: FF Rate from \$125 to \$429 using 1:4 LTB Ratio and sales between 2022-2023.
 Vacancy adjustment from -75% to -86%.
 25p26 vacancy from -86 to -74 per land study tils

Neighborhood Factor:	1.0000
Total Parcels:	287
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	36
Res Avg Lot Depth:	138
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	36
C/I Avg Lot Depth:	138

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	25.00	125.00	31.00	25.00	125.00	31.00
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	429.00	429.00	429.00	429.00	429.00	429.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371215-074	EAST CREIGHTON AVE ADDITION

Comments:
 24p25 Land Study: FF Rate from \$430 to \$429 using 1:4 LTB Ratio and sales between 2022-2023. Vacancy adjustment from -96% to -86%.
 25p26 vacancy from -86 to -68 per land study tls

Neighborhood Factor:	1.0000
Total Parcels:	306
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	36
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	36
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	31.00	31.00	31.00	31.00	31.00	31.00
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	429.00	429.00	429.00	429.00	430.00	429.50
Residential Homesite	All	Square Foot				1.00	1.00	1.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371249-074	BASS & HANNA ADDITION

Comments:
 24p25 Land Study: FF Rate from \$125 to \$429 using 1:4 LTB Ratio and sales between 2022-2023. Vacancy adjustment from -75% to -86%.
 25p26 vacancy from -86 to -68 per land study tls

Neighborhood Factor:	1.0000
Total Parcels:	113
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	35
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	35
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	25.00	125.00	31.00	25.00	125.00	31.00
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	429.00	429.00	429.00	429.00	429.00	429.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371284-074	LEWIS ADDITION

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -89 to -74 tls

Neighborhood Factor:	1.0000
Total Parcels:	263
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	30
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	30
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	34.00	125.00	34.00	34.00	125.00	34.00
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			
Residential Homesite	All	Square Foot				1.62	1.62	1.62
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.32	0.32	0.32
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371320-074	EASTWOOD ADDITION

Comments:
25p26: changed from front foot to sqft. eas chgd vacancy from -91 to -75 t/s

Neighborhood Factor:	1.0000
Total Parcels:	1227
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	25.00	125.00	27.00	25.00	125.00	27.00
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	334.00	334.00	334.00	334.00	334.00	334.00
Residential Homesite	All	Square Foot				1.63	1.63	1.63
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.33	0.33	0.33
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	0.00	20000.00	20000.00	0.00	20000.00	20000.00
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	0.00	4000.00	4000.00	0.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371402-074	DREXEL PARK ADDITION

Comments:
24p25 Land Study: FF Rate from \$ to \$429 using 1:4 LTB Ratio and sales between 2022-2023. 25p26 vacancy from -92 to -80 per study tIsVacancy adjustment from -92% to -86%.

Neighborhood Factor:	1.0000
Total Parcels:	916
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	39
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	39
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	25.00	200.00	31.00	25.00	200.00	31.00
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	429.00	429.00	429.00	429.00	429.00	429.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371406-074	MILLERS 1ST JJ ADDITION

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -92 to --80 tls

Neighborhood Factor:	1.0000
Total Parcels:	79
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	25.00	150.00	27.00	25.00	150.00	27.00
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	380.00	380.00	380.00			
Residential Homesite	All	Square Foot				1.82	1.82	1.82
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Square Foot				0.36	0.36	0.36
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	0.00	20000.00	20000.00	0.00	20000.00	20000.00
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	0.00	4000.00	4000.00	0.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371408-074	PONTIAC PLACE ADDITION & EXTD

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -92 to -84 tls

Neighborhood Factor:	1.0000
Total Parcels:	554
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	25.00	150.00	27.00	25.00	150.00	27.00
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	380.00	380.00	380.00			
Residential Homesite	All	Square Foot				1.82	1.82	1.82
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Square Foot				0.36	0.36	0.36
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	0.00	20000.00	20000.00	0.00	20000.00	20000.00
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	0.00	4000.00	4000.00	0.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371445-074	KRYDERS ADDITION & EXT

Comments:
 24p25 Land Study: FF Rate from \$150 to \$429 using 1:4 LTB Ratio and sales between 2022-2023. Vacancy adjustment from -75% to -86%.
 25p26 vacancy from -86 to -80 per study tls

Neighborhood Factor:	1.0000
Total Parcels:	203
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	25.00	150.00	31.00	25.00	150.00	31.00
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	429.00	429.00	429.00	429.00	429.00	429.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371502-074	MAULDIN BILL AMD

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -94 to -84 tls

Neighborhood Factor:	1.0000
Total Parcels:	275
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	120

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	25.00	100.00	27.00	25.00	100.00	27.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	345.00	345.00	345.00			
Residential Homesite	All	Square Foot				1.30	1.30	1.30
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Square Foot				0.26	0.26	0.26
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	0.00	20000.00	20000.00	0.00	20000.00	20000.00
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	0.00	4000.00	4000.00	0.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371503-074	SHEETS ADDITION

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -94 to -50. eas

Neighborhood Factor:	1.0000
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	155
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	155

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	25.00	100.00	27.00	25.00	100.00	27.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	345.00	345.00	345.00			
Residential Homesite	All	Square Foot				1.30	1.30	1.30
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Square Foot				0.26	0.26	0.26
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	0.00	20000.00	20000.00	0.00	20000.00	20000.00
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	0.00	4000.00	4000.00	0.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371506-074	OAK PARK ADDITION & SEC B

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -94 to -67. t/s

Neighborhood Factor:	1.0000
Total Parcels:	156
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	139

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	25.00	100.00	27.00	25.00	100.00	27.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	345.00	345.00	345.00			
Residential Homesite	All	Square Foot				1.30	1.30	1.30
Residential Homesite	All	Acreage	0.00	20000.00	20000.00	0.00	20000.00	20000.00
Residential Excess	All	Square Foot				0.26	0.26	0.26
Residential Excess	All	Acreage	0.00	4000.00	4000.00	0.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	0.00	20000.00	20000.00	0.00	20000.00	20000.00
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	0.00	4000.00	4000.00	0.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371610-074	SOUTH WALTON AVE ACRES ADDITION

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -94 to -50. eas

Neighborhood Factor:	1.0000
Total Parcels:	299
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	153
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	153

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	25.00	175.00	27.00	25.00	175.00	27.00
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			
Residential Homesite	All	Square Foot				0.95	0.95	0.95
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Square Foot				0.19	0.19	0.19
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371706-074	HARTMANS ACRE ADDITION

Comments:
 24p25 Land Study: FF Rate from \$31 to \$469 using 1:4 LTB Ratio and sales between 2022-2023. Vacancy adjustment from -85% to -89%.
 25p26 vacancy from -89 to -76 per study tls

Neighborhood Factor:	1.0000
Total Parcels:	158
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	41
Res Avg Lot Depth:	137
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	41
C/I Avg Lot Depth:	137

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	25.00	200.00	31.00	25.00	200.00	31.00
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	469.00	469.00	469.00	469.00	469.00	469.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371711-074	OXFORD ADDITION

Comments:
 24p25 Land Study: FF Rate from \$210 to \$469 using 1:4 LTB Ratio and sales between 2022-2023. Vacancy adjustment from -75% to -89%.
 25p26 vacancy from -89 to -76 per study tls

Neighborhood Factor:	1.0000
Total Parcels:	44
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	25.00	200.00	31.00	25.00	200.00	31.00
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	469.00	469.00	469.00	469.00	469.00	469.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371714-074	DREXEL PARK 2ND SECTION

Comments:
 24p25 Land Study: FF Rate from \$160 to \$469 using 1:4 LTB Ratio and sales between 2022-2023. Vacancy adjustment from -75% to -89%.
 25p26 vacancy from -89 to -76 per study tls

Neighborhood Factor:	1.0000
Total Parcels:	118
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	36
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	36
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	25.00	200.00	31.00	25.00	200.00	31.00
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	469.00	469.00	469.00	469.00	469.00	469.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371720-074	WEISSER PARK AMD ADDITION

Comments:
 24p25 Land Study: FF Rate from \$200 to \$469 using 1:4 LTB Ratio and sales between 2022-2023. Vacancy adjustment from -75% to -89%.
 25p26 vacancy from -89 to -76 per study tls

Neighborhood Factor:	1.0000
Total Parcels:	369
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	39
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	39
C/I Avg Lot Depth:	145

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	25.00	200.00	31.00	25.00	200.00	31.00
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	469.00	469.00	469.00	469.00	469.00	469.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371721-074	SCHAPERS C ADDITION

Comments:
24p25 Land Study: FF Rate from \$130 to \$300 using 1:4 LTB Ratio and sales between 2022-2023
Vacancy adjustment from -75% to -62%.

Neighborhood Factor:	1.0000
Total Parcels:	43
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	275
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	275

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	25.00	200.00	31.00	25.00	200.00	31.00
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371723-074	WAYNEWOOD HEIGHTS

Comments:
24p25 Land Study: FF Rate from \$200 to \$350 using 1:4 LTB Ratio and sales between 2022-2023. Vacancy adjustment from -75% to -86%.
25p26 vacancy adjustment from -86% to -68% per study tls

Neighborhood Factor:	1.0000
Total Parcels:	613
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	132

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	25.00	200.00	31.00	25.00	200.00	31.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371803-074	MOUNT VERNON PARK ADDITION 1

Comments:
24p25 Land Study: FF Rate from \$150 to \$300 using 1:4 LTB Ratio and sales between 2022-2023
Vacancy adjustment from -75% to -62%.

Neighborhood Factor:	1.0000
Total Parcels:	232
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	25.00	150.00	31.00	25.00	150.00	31.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371805-074	BERCOTS ADDITION

Comments:
 24p25 Land Study: FF Rate from \$160 to \$300 using 1:4 LTB Ratio and sales between 2022-2023
 Vacancy adjustment from -75% to -62%.
 -%.
 25p26 vacancy adjustment from -62% to -67% per study t/s

Neighborhood Factor:	1.0000
Total Parcels:	368
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	42
Res Avg Lot Depth:	149
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	42
C/I Avg Lot Depth:	149

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	30.00	150.00	31.00	30.00	150.00	31.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371809-074	MOUNT VERNON PARK ADDITION 2

Comments:
 24p25 Land Study: FF Rate from \$340 to \$300 using 1:4 LTB Ratio and sales between 2022-2023
 Vacancy adjustment from -54% to -62%.

Neighborhood Factor:	1.0000
Total Parcels:	353
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	132

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	31.00	150.00	31.00	31.00	150.00	31.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371810-074	MOUNT VERNON PARK ADDITION 3

Comments:
 24p25 Land Study: FF Rate from \$150 to \$300 using 1:4 LTB Ratio and sales between 2022-2023
 Vacancy adjustment from -75% to -62%.

Neighborhood Factor:	1.0000
Total Parcels:	306
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	56
Res Avg Lot Depth:	107
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	56
C/I Avg Lot Depth:	107

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	31.00	150.00	31.00	31.00	150.00	31.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371812-074	MOUNT VERNON PARK ADDITION

Comments:
 24p25 Land Study: FF Rate from \$150 to \$300 using 1:4 LTB Ratio and sales between 2022-2023
 Vacancy adjustment from -75% to -62%.

Neighborhood Factor:	1.0000
Total Parcels:	188
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	54
Res Avg Lot Depth:	113
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	54
C/I Avg Lot Depth:	113

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	31.00	150.00	31.00	31.00	150.00	31.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371817-074	SUNNY ACRES ADDITION

Comments:
 24p25 Land Study: FF Rate from \$130 to \$300 using 1:4 LTB Ratio and sales between 2022-2023
 Vacancy adjustment from -75% to -62%.

Neighborhood Factor:	1.0000
Total Parcels:	39
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	67
Res Avg Lot Depth:	301
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	67
C/I Avg Lot Depth:	301

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	31.00	150.00	31.00	31.00	150.00	31.00
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						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371819-074	POPULAR ADDITION

Comments:
 24p25 Land Study: FF Rate from \$180 to \$300 using 1:4 LTB Ratio and sales between 2022-2023
 Vacancy adjustment from -75% to -62%.

Neighborhood Factor:	1.0000
Total Parcels:	111
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	67
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	67
C/I Avg Lot Depth:	120

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	31.00	150.00	31.00	31.00	150.00	31.00
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	371903-074	MCKINNIE PARK PLACE ADDITION

Comments:
24p25 Land Study: FF Rate from \$190 to \$344 using 1:4 LTB Ratio and sales between 2022-2023.
Vacancy adjustment from -81% to 90-%.
-%.
25p26 vacancy adjustment from -90% to -67% per study t/s

Neighborhood Factor:	1.0000
Total Parcels:	383
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	34.00	150.00	34.00	34.00	150.00	34.00
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	344.00	344.00	344.00	344.00	344.00	344.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	372001-074	LAFAYETTE PLACE ADDITION

Comments:
 24p25 Land Study: FF Rate from \$490 to \$631 using 1:4 LTB Ratio and sales between 2022-2023.
 Vacancy adjustment from -94% to -95%.
 25p26 vacancy adjustment from -95 to -82 per study t/s

Neighborhood Factor:	1.0000
Total Parcels:	304
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	41
Res Avg Lot Depth:	118
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	41
C/I Avg Lot Depth:	118

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	150.00	250.00	200.00	150.00	250.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	631.00	631.00	631.00	631.00	631.00	631.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	372003-074	LAFAYETTE ESPLANADE

Comments:
24p25 Land Study: FF Rate from \$590 to \$631 using 1:4 LTB Ratio and sales between 2022-2023.
Vacancy adjustment from -94% to -95%.

Neighborhood Factor:	1.0000
Total Parcels:	53
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	120

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	631.00	631.00	631.00	631.00	631.00	631.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	372101-074	SOUTHERN HEIGHTS ADDITION

Comments:
24p25 Land Study: FF Rate from \$200 to \$300 using 1:4 LTB Ratio and sales between 2022-2023
Vacancy adjustment from -75% to -62%.

Neighborhood Factor:	1.0000
Total Parcels:	69
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	42
Res Avg Lot Depth:	112
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	42
C/I Avg Lot Depth:	112

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	34.00	150.00	34.00	34.00	150.00	34.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	372105-074	SOUTH VIEW ADDITION

Comments:
25p26 vacancy factor from -62 to -59 per study tls

Neighborhood Factor:	1.0000
Total Parcels:	24
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	115
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	115

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	24.00	150.00	34.00	24.00	150.00	34.00
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	327.00	327.00	327.00	327.00	327.00	327.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	372201-074	SYLVAN PARK AMD ADDITION

Comments:
 24p25 Land Study: FF Rate from \$150 to \$333 using 1:4 LTB Ratio and sales between 2022-2023.
 Vacancy adjustment from -1% to -20%.

25p26 vacancy factor from -20 to -37 per study tls

Neighborhood Factor:	1.0000
Total Parcels:	243
Res Avg Lot Size:	1.0500
Res Avg Lot Width:	75
Res Avg Lot Depth:	174
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	174

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	75.00	200.00	125.00	75.00	200.00	125.00
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	333.00	333.00	333.00	333.00	333.00	333.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	372207-074	SOUTHDALE PARK ADDITION

Comments:
 24p25 Land Study: FF Rate from \$365 to \$333 using 1:4 LTB Ratio and sales between 2022-2023.
 Vacancy adjustment from -31% to -20%.
 25p26 vacancy factor from -20 to -46 per study t/s

Neighborhood Factor:	1.0000
Total Parcels:	168
Res Avg Lot Size:	0.6200
Res Avg Lot Width:	87
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	87
C/I Avg Lot Depth:	132

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	75.00	200.00	125.00	75.00	200.00	125.00
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	333.00	333.00	333.00	333.00	333.00	333.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	372209-074	TAMERA PLACE

Comments:
 24p25 Land Study: FF Rate from \$319 to \$333 using 1:4 LTB Ratio and sales between 2022-2023.
 Vacancy adjustment from -50% to -20%.
 25p26 vacancy factor from -20 to -49 per study t/s

Neighborhood Factor:	1.0000
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	333.00	333.00	333.00	333.00	333.00	333.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	372213-074	HIGHLAND DRIVE ADDITION

Comments:
 24p25 Land Study: FF Rate from \$125 to \$333 using 1:4 LTB Ratio and sales between 2022-2023.
 Vacancy adjustment from -1% to -20%.
 25p26 vacancy factor from -1 to -42 per study tls

Neighborhood Factor:	1.0000
Total Parcels:	15
Res Avg Lot Size:	1.4300
Res Avg Lot Width:	80
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	125.00	125.00	125.00	125.00	125.00	125.00
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	333.00	333.00	333.00	333.00	333.00	333.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	372301-074	WESTCHESTER ADDITION

Comments:
24p25 Land Study: FF Rate from \$267 to \$405 using 1:4 LTB Ratio and sales between 2022-2023.
Vacancy adjustment from -44% to -63%.
25p26 vacancy factor from -44 to -37 per study tls

Neighborhood Factor:	1.0000
Total Parcels:	209
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	125.00	150.00	137.50	125.00	150.00	137.50
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	405.00	405.00	405.00	405.00	405.00	405.00
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						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	372302-074	HILLCREST ADDITION

Comments:
24p25 Land Study: FF Rate from \$209 to \$379 using 1:4 LTB Ratio and sales between 2022-2023.
Vacancy adjustment from -50% to -65%.
25p26 vacancy factor from -64 to -61 per study t/s

Neighborhood Factor:	1.0000
Total Parcels:	333
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	125.00	175.00	150.00	125.00	175.00	150.00
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	379.00	379.00	379.00	379.00	379.00	379.00
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						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	372303-074	MORNINGSIDE TERRACE ADDITION

Comments:
 24p25 Land Study: FF Rate from \$320 to \$379 using 1:4 LTB Ratio and sales between 2022-2023.
 Vacancy adjustment from -50% to -65%.
 25p26 vacancy factor from -64 to -61 per study t/s

Neighborhood Factor:	1.0000
Total Parcels:	67
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	125.00	175.00	150.00	125.00	175.00	150.00
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	379.00	379.00	379.00	379.00	379.00	379.00
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						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	372304-074	BRIARWOOD ADD SEC A-C, F, G

Comments:
25p26 vacancy factor from -65 to -59 per study tls

Neighborhood Factor:	1.0000
Total Parcels:	30
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	141
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	141

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	125.00	175.00	150.00	125.00	175.00	150.00
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	327.00	327.00	327.00	327.00	327.00	327.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	372307-074	STELLHORN PARK SEC C

Comments:
 24p25 Land Study: FF Rate from \$175 to \$403 using 1:4 LTB Ratio and sales between 2022-2023.
 Vacancy adjustment from -50% to -73%.
 25p26 vacancy factor from -65 to -59 per study t/s

Neighborhood Factor:	1.0000
Total Parcels:	18
Res Avg Lot Size:	2.8800
Res Avg Lot Width:	93
Res Avg Lot Depth:	165
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	93
C/I Avg Lot Depth:	165

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	125.00	175.00	150.00	125.00	175.00	150.00
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	403.00	403.00	403.00	403.00	403.00	403.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	380101-038	THE HAVEN SEC I-III

Comments:
 22p23 new sub sec I-II - JAB
 23p24 added sec III - LIM
 23p24 Changed influences to reflect more accurate pricing based on sales and Sec III. LIM

Neighborhood Factor:	1.1900
Total Parcels:	127
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	3.15	3.15	3.15	3.15	3.15	3.15
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	380201-038	LONE OAK SEC I-II

Comments:
22 p 23 Updated influence & base rate after the platting of Sec II - mdb

Neighborhood Factor:	1.3800
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

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

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	380301-038	THE ESTATES AT SIGNAL RIDGE SEC I

Comments:
24p25 Added \$3.25 base rate and influences based on what developer bought lots for. LIM

Neighborhood Factor:	1.2800
Total Parcels:	80
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	380401-038	PALMIRA LAKES VILLAS SEC I-II

Comments:
24p25 Reassessment - Changed base rate to \$3.00 SQFT to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

22p23 added Sec II - JAB

Neighborhood Factor:	1.4500
Total Parcels:	55
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	380403-038	LIVINGSTON LAKES SEC I & II

Comments:
22p23 new sub - JAB
23p24 added Sec II - LIM

Neighborhood Factor:	1.1600
Total Parcels:	103
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	380404-038	THE COVES AT SIGNAL RIDGE SEC I & II

Comments:
 24p25 Changed influences to create better ratio when adding Sec II. LIM
 23p24 Added base rate of \$3.25 based on what developer bought lots for. LIM

Neighborhood Factor:	1.2800
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	380405-038	CHESTNUT CREEK SEC I & II

Comments:
24p25 added Sec II and changed influences. LIM

Neighborhood Factor:	1.2300
Total Parcels:	108
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	4.05	4.05	4.05	4.05	4.05	4.05
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	0.25	0.25	0.25	0.25	0.25	0.25
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	380406-038	LIVINGSTON LAKES SEC III

Comments:
24p25 Created new sub and added influences. LIM

Neighborhood Factor:	1.1600
Total Parcels:	41
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	4.10	4.10	4.10	4.10	4.10	4.10
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	380407-038	LIVINGSTON LAKES SEC IV

Comments:
24p25 Created new sub, added influences. LIM

Neighborhood Factor:	1.1600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	4.70	4.70	4.70	4.70	4.70	4.70
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	380408-038	VALDOSTA SEC I

Comments:
24p25 Created new neighborhood and added influences. LIm

Neighborhood Factor:	1.0000
Total Parcels:	65
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	3.35	3.35	3.35	3.35	3.35	3.35
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	380501-038	MAGNOLIA MEADOWS SEC I-V

Comments:
 Added entrance/traffic influence 12.6.19/ GM
 Changed pond influence from 10 to 5 12.6.19/GM
 Changed corner influence from -20 to -10 12.6.19/GM

Neighborhood Factor:	1.4600
Total Parcels:	188
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

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

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	380502-038	SIENNA RESERVE SEC I-IV

Comments:
 22p23 added sec III & IV increased base rate to \$3.30 and changed size and shape influence to -10% - JAB
 Added common influence and changed base rate from \$2.50 to \$3.00. 12.13.19 GM

Neighborhood Factor:	1.3700
Total Parcels:	98
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	3.30	3.30	3.30	3.30	3.30	3.30
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	380503-038	GREY HAWK SEC I-III

Comments:	Neighborhood Factor:	1.4200
	Total Parcels:	166
	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

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

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	380504-038	SIENNA RESERVE VILLAS

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2019, changed base rate to \$3.00 SQFT to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.4500
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	380505-038	PALMIRA LAKES SEC I

Comments:
24p25 Reassessment - Changed base rate to \$3.00 SQFT to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.2600
Total Parcels:	60
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	380506-038	PALMIRA LAKES SEC II-IV

Comments:
24p25 Reassessment - Changed base rate to \$3.00 SQFT to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

22p23 Added Sec IV. Added common area influence 15%, and changed corner influence from -20% to -10% and culdesac from -10% to -15%. JAB

Neighborhood Factor:	1.2600
Total Parcels:	124
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	380507-038	ASHLEY POINTE

Comments:
23p24 Assigned site value of 52000 approximately 20% of list price. LIM

Neighborhood Factor:	1.0800
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	380508-038	ARTHUR HEIGHTS

Comments:

Neighborhood Factor:	1.3000
Total Parcels:	64
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	3.55	3.55	3.55	3.55	3.55	3.55
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	380509-038	WEST HAMILTON HAMLETS

Comments:
24p25 New neighborhood, per phone call with JRM Rentals, overall value for all lots is \$180,000 which is \$30,000 per lot. LIM

Neighborhood Factor:	1.3600
Total Parcels:	7
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	380601-038	CYPRESS POINTE SEC I-II

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2013, changed base rate to \$750 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.3300
Total Parcels:	89
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	61
Res Avg Lot Depth:	126
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	61
C/I Avg Lot Depth:	126

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	380602-038	VERONA LAKES SEC I-V

Comments:
 22p23 Added Sec II-III - JAB
 22p23 Set base rate from 3.00 to 3.30 and adjusted influence factors jf
 23p24 Set base rate from 3.30 to 3.60, changed Shape or Size from -10 to -15, added Common Area influence - LIM
 23p24 Added Sec IV - LIM
 24p25 Set base rate from 3.60 to 3.70, added Back of Neighborhood influence - LIM
 24p25 Added Sec V - LIM

Neighborhood Factor:	1.3000
Total Parcels:	174
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	3.70	3.70	3.70	3.70	3.70	3.70
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	380603-038	CYPRESS POINTE SEC III - V

Comments:
 22p23 new sub - JAB
 24p25 added section IV b/c Changed Pond influence to Pond/Common Area. LIM
 25p26 added Sec V. Added Size/Shape influence increased base rate from 4.40 to 4.50. LIM

Neighborhood Factor:	1.3300
Total Parcels:	114
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	4.40	4.40	4.40	4.50	4.50	4.50
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	380604-038	BENTLEY ESTATES

Comments:

Neighborhood Factor:	1.4400
Total Parcels:	171
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	3.55	3.55	3.55	3.55	3.55	3.55
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	0.25	0.25	0.25	0.25	0.25	0.25
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	380701-038	BRIDGEWATER SEC VIII-XIII

Comments:
Excess based off of 105 frontage

Neighborhood Factor:	1.3100
Total Parcels:	199
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	101
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	105
C/I Avg Lot Depth:	145

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	660.00	660.00	660.00	660.00	660.00	660.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	380702-038	HARRISON LAKES SEC I-II

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$3.25 SQFT to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.5000
Total Parcels:	62
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	380801-038	GLEN HOLLOW SEC I-II

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$60,000 Site to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.3000
Total Parcels:	82
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	380802-038	VILLAS AT SUMMIT RESERVE SEC I-II

Comments: 24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$58000 Site to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM			
Neighborhood Factor:	1.4800		
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		

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	380803-038	COVES AT HAWKS RIDGE

Comments:
 These lots on on at site value. Spoke with Charlie and Leisa at Westport Homes and they are all going to be listed and sold for \$54,880.
 phone conversation 1.7.19
 GM
 24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$60,000 site to bring land to building ratio closer to 20%
 based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.3000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	380804-038	MERCATO SEC I-II

Comments:
22p23: Entered Sec II; updated lots in Sec I; Added Util. Line inf. - mdb

Neighborhood Factor:	1.4200
Total Parcels:	90
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	380805-038	MERCATO SEC III

Comments:	Neighborhood Factor:	1.4200
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	4.75	4.75	4.75	4.75	4.75	4.75
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	380806-038	MERCATO SEC IV

Comments:
24p25 Created new neighborhood, lots are move expensive than other sections. LIM

Neighborhood Factor:	1.4200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	6.05	6.05	6.05	6.05	6.05	6.05
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381001-075	WOODLAND HILLS

Comments:
 24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$40,000 Acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM
 Corrected land to match Ag Rural Annex Land

Neighborhood Factor:	1.4000
Total Parcels:	13
Res Avg Lot Size:	1.9000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
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						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	381007-038	AG/RURAL RES HOMESITES 2 038

Comments:
23p24 Increased res excess to 30,000 an acre and homesite to 70,000 based on analysis of sales from 2012 to 2022. LIM/JAB

Neighborhood Factor:	1.0000
Total Parcels:	364
Res Avg Lot Size:	2.7300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Good	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Average	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Fair	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Poor	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Excess	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Poor	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	381007-038	AG/RURAL RES HOMESITES 2 038

Comments:
23p24 Increased res excess to 30,000 an acre and homesite to 70,000 based on analysis of sales from 2012 to 2022. LIM/JAB

Neighborhood Factor:	1.0000
Total Parcels:	364
Res Avg Lot Size:	2.7300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	30000.00	30000.00	30000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Good	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Average	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Fair	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Poor	Acreage	70000.00		70000.00	70000.00		70000.00
Residential Rural Excess	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Poor	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	381007-038	AG/RURAL RES HOMESITES 2 038

Comments:
23p24 Increased res excess to 30,000 an acre and homesite to 70,000 based on analysis of sales from 2012 to 2022. LIM/JAB

Neighborhood Factor:	1.0000
Total Parcels:	364
Res Avg Lot Size:	2.7300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	30000.00	30000.00	30000.00
Residential Rural Homesite	Excellent	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Good	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Average	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Fair	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Poor	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Excess	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Poor	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	381007-038	AG/RURAL RES HOMESITES 2 038

Comments:
23p24 Increased res excess to 30,000 an acre and homesite to 70,000 based on analysis of sales from 2012 to 2022. LIM/JAB

Neighborhood Factor:	1.0000
Total Parcels:	364
Res Avg Lot Size:	2.7300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Homesite	Excellent	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Good	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Average	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Fair	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Poor	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Excess	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Poor	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	381007-038	AG/RURAL RES HOMESITES 2 038

Comments:
23p24 Increased res excess to 30,000 an acre and homesite to 70,000 based on analysis of sales from 2012 to 2022. LIM/JAB

Neighborhood Factor:	1.0000
Total Parcels:	364
Res Avg Lot Size:	2.7300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	70000.00	70000.00	70000.00	50000.00	50000.00	50000.00
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	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Good	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Average	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Fair	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Poor	Acreage	70000.00		70000.00	70000.00		70000.00
Residential Rural Excess	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Poor	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	381007-038	AG/RURAL RES HOMESITES 2 038

Comments:
23p24 Increased res excess to 30,000 an acre and homesite to 70,000 based on analysis of sales from 2012 to 2022. LIM/JAB

Neighborhood Factor:	1.0000
Total Parcels:	364
Res Avg Lot Size:	2.7300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	70000.00	70000.00	70000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	30000.00	30000.00	30000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Good	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Average	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Fair	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Poor	Acreage	70000.00		70000.00	70000.00		70000.00
Residential Rural Excess	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Poor	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	381007-038	AG/RURAL RES HOMESITES 2 038

Comments:
23p24 Increased res excess to 30,000 an acre and homesite to 70,000 based on analysis of sales from 2012 to 2022. LIM/JAB

Neighborhood Factor:	1.0000
Total Parcels:	364
Res Avg Lot Size:	2.7300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	70000.00	70000.00	70000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	30000.00	30000.00	30000.00
Residential Rural Homesite	Excellent	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Good	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Average	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Fair	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Poor	Acreage	70000.00		70000.00	70000.00		70000.00
Residential Rural Excess	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Poor	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	381007-038	AG/RURAL RES HOMESITES 2 038

Comments:
23p24 Increased res excess to 30,000 an acre and homesite to 70,000 based on analysis of sales from 2012 to 2022. LIM/JAB

Neighborhood Factor:	1.0000
Total Parcels:	364
Res Avg Lot Size:	2.7300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	70000.00	70000.00	70000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Homesite	Excellent	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Good	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Average	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Fair	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Poor	Acreage	70000.00		70000.00	70000.00		70000.00
Residential Rural Excess	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Poor	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	381007-038	AG/RURAL RES HOMESITES 2 038

Comments:
23p24 Increased res excess to 30,000 an acre and homesite to 70,000 based on analysis of sales from 2012 to 2022. LIM/JAB

Neighborhood Factor:	1.0000
Total Parcels:	364
Res Avg Lot Size:	2.7300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	70000.00	70000.00	70000.00
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	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Good	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Average	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Fair	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Poor	Acreage	70000.00		70000.00	70000.00		70000.00
Residential Rural Excess	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Poor	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	381007-038	AG/RURAL RES HOMESITES 2 038

Comments:
23p24 Increased res excess to 30,000 an acre and homesite to 70,000 based on analysis of sales from 2012 to 2022. LIM/JAB

Neighborhood Factor:	1.0000
Total Parcels:	364
Res Avg Lot Size:	2.7300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	70000.00	70000.00	70000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	30000.00	30000.00	30000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Good	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Average	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Fair	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Poor	Acreage	70000.00		70000.00	70000.00		70000.00
Residential Rural Excess	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Poor	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	381007-038	AG/RURAL RES HOMESITES 2 038

Comments:
23p24 Increased res excess to 30,000 an acre and homesite to 70,000 based on analysis of sales from 2012 to 2022. LIM/JAB

Neighborhood Factor:	1.0000
Total Parcels:	364
Res Avg Lot Size:	2.7300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	70000.00	70000.00	70000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	30000.00	30000.00	30000.00
Residential Rural Homesite	Excellent	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Good	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Average	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Fair	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Poor	Acreage	70000.00		70000.00	70000.00		70000.00
Residential Rural Excess	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Poor	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	381007-038	AG/RURAL RES HOMESITES 2 038

Comments:
23p24 Increased res excess to 30,000 an acre and homesite to 70,000 based on analysis of sales from 2012 to 2022. LIM/JAB

Neighborhood Factor:	1.0000
Total Parcels:	364
Res Avg Lot Size:	2.7300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	70000.00	70000.00	70000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Homesite	Excellent	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Good	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Average	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Fair	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Poor	Acreage	70000.00		70000.00	70000.00		70000.00
Residential Rural Excess	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Poor	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	381007-038	AG/RURAL RES HOMESITES 2 038

Comments:
23p24 Increased res excess to 30,000 an acre and homesite to 70,000 based on analysis of sales from 2012 to 2022. LIM/JAB

Neighborhood Factor:	1.0000
Total Parcels:	364
Res Avg Lot Size:	2.7300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
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	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Good	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Average	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Fair	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Poor	Acreage	70000.00		70000.00	70000.00		70000.00
Residential Rural Excess	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Poor	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	381007-038	AG/RURAL RES HOMESITES 2 038

Comments:
23p24 Increased res excess to 30,000 an acre and homesite to 70,000 based on analysis of sales from 2012 to 2022. LIM/JAB

Neighborhood Factor:	1.0000
Total Parcels:	364
Res Avg Lot Size:	2.7300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	30000.00	30000.00	30000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Good	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Average	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Fair	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Poor	Acreage	70000.00		70000.00	70000.00		70000.00
Residential Rural Excess	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Poor	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	381007-038	AG/RURAL RES HOMESITES 2 038

Comments:
23p24 Increased res excess to 30,000 an acre and homesite to 70,000 based on analysis of sales from 2012 to 2022. LIM/JAB

Neighborhood Factor:	1.0000
Total Parcels:	364
Res Avg Lot Size:	2.7300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	30000.00	30000.00	30000.00
Residential Rural Homesite	Excellent	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Good	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Average	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Fair	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Poor	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Excess	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Poor	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	381007-038	AG/RURAL RES HOMESITES 2 038

Comments:
23p24 Increased res excess to 30,000 an acre and homesite to 70,000 based on analysis of sales from 2012 to 2022. LIM/JAB

Neighborhood Factor:	1.0000
Total Parcels:	364
Res Avg Lot Size:	2.7300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Homesite	Excellent	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Good	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Average	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Fair	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Poor	Acreage	70000.00		70000.00	70000.00		70000.00
Residential Rural Excess	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Poor	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	381008-038	AG/RURAL RES HOMESITES 038

Comments:
23p24 Increased res excess to 40,000 an acre based on analysis of sales from 2012 to 2022. LIM/JAB

Neighborhood Factor:	1.0000
Total Parcels:	342
Res Avg Lot Size:	2.7300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Residential Rural Homesite	Excellent	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Rural Homesite	Good	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Rural Homesite	Average	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Rural Homesite	Fair	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Rural Homesite	Poor	Acreage	80000.00		80000.00	80000.00		80000.00
Residential Rural Excess	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00

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ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	381008-038	AG/RURAL RES HOMESITES 038

Comments:
23p24 Increased res excess to 40,000 an acre based on analysis of sales from 2012 to 2022. LIM/JAB

Neighborhood Factor:	1.0000
Total Parcels:	342
Res Avg Lot Size:	2.7300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	40000.00	40000.00	40000.00	25000.00	25000.00	25000.00
Residential Rural Homesite	Excellent	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Rural Homesite	Good	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Rural Homesite	Average	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Rural Homesite	Fair	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Rural Homesite	Poor	Acreage	80000.00		80000.00	80000.00		80000.00
Residential Rural Excess	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	381008-038	AG/RURAL RES HOMESITES 038

Comments:
23p24 Increased res excess to 40,000 an acre based on analysis of sales from 2012 to 2022. LIM/JAB

Neighborhood Factor:	1.0000
Total Parcels:	342
Res Avg Lot Size:	2.7300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	25000.00	25000.00	25000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Excellent	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Rural Homesite	Good	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Rural Homesite	Average	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Rural Homesite	Fair	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Rural Homesite	Poor	Acreage	80000.00		80000.00	80000.00		80000.00
Residential Rural Excess	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	381008-038	AG/RURAL RES HOMESITES 038

Comments:
23p24 Increased res excess to 40,000 an acre based on analysis of sales from 2012 to 2022. LIM/JAB

Neighborhood Factor:	1.0000
Total Parcels:	342
Res Avg Lot Size:	2.7300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Excellent	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Rural Homesite	Good	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Rural Homesite	Average	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Rural Homesite	Fair	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Rural Homesite	Poor	Acreage	80000.00		80000.00	80000.00		80000.00
Residential Rural Excess	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381009-075	RURAL HOMESITES FW ANNEX

Comments:
23p24 increased res excess to 30,000 and homesite to 70,000 per analysis of sales form 2012-2022 - JAB

Neighborhood Factor:	1.0000
Total Parcels:	395
Res Avg Lot Size:	1.0300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Good	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Average	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Fair	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Poor	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Excess	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Poor	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381009-075	RURAL HOMESITES FW ANNEX

Comments:
23p24 increased res excess to 30,000 and homesite to 70,000 per analysis of sales form 2012-2022 - JAB

Neighborhood Factor:	1.0000
Total Parcels:	395
Res Avg Lot Size:	1.0300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	30000.00	30000.00	30000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Good	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Average	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Fair	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Poor	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Excess	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Poor	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381009-075	RURAL HOMESITES FW ANNEX

Comments:
23p24 increased res excess to 30,000 and homesite to 70,000 per analysis of sales form 2012-2022 - JAB

Neighborhood Factor:	1.0000
Total Parcels:	395
Res Avg Lot Size:	1.0300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	30000.00	30000.00	30000.00
Residential Rural Homesite	Excellent	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Good	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Average	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Fair	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Poor	Acreage	70000.00		70000.00	70000.00		70000.00
Residential Rural Excess	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Poor	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381009-075	RURAL HOMESITES FW ANNEX

Comments:
23p24 increased res excess to 30,000 and homesite to 70,000 per analysis of sales form 2012-2022 - JAB

Neighborhood Factor:	1.0000
Total Parcels:	395
Res Avg Lot Size:	1.0300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Homesite	Excellent	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Good	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Average	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Fair	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Poor	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Excess	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Poor	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381009-075	RURAL HOMESITES FW ANNEX

Comments:
23p24 increased res excess to 30,000 and homesite to 70,000 per analysis of sales form 2012-2022 - JAB

Neighborhood Factor:	1.0000
Total Parcels:	395
Res Avg Lot Size:	1.0300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						
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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	70000.00	70000.00	70000.00	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	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Good	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Average	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Fair	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Poor	Acreage	70000.00		70000.00	70000.00		70000.00
Residential Rural Excess	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Poor	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381009-075	RURAL HOMESITES FW ANNEX

Comments:
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Neighborhood Factor:	1.0000
Total Parcels:	395
Res Avg Lot Size:	1.0300
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C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
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<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
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Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	70000.00	70000.00	70000.00	35000.00	35000.00	35000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	30000.00	30000.00	30000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Good	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Average	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Fair	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Poor	Acreage	70000.00		70000.00	70000.00		70000.00
Residential Rural Excess	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Poor	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381009-075	RURAL HOMESITES FW ANNEX

Comments:
23p24 increased res excess to 30,000 and homesite to 70,000 per analysis of sales form 2012-2022 - JAB

Neighborhood Factor:	1.0000
Total Parcels:	395
Res Avg Lot Size:	1.0300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	70000.00	70000.00	70000.00	35000.00	35000.00	35000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	30000.00	30000.00	30000.00
Residential Rural Homesite	Excellent	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Good	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Average	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Fair	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Poor	Acreage	70000.00		70000.00	70000.00		70000.00
Residential Rural Excess	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Poor	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381009-075	RURAL HOMESITES FW ANNEX

Comments:
23p24 increased res excess to 30,000 and homesite to 70,000 per analysis of sales form 2012-2022 - JAB

Neighborhood Factor:	1.0000
Total Parcels:	395
Res Avg Lot Size:	1.0300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	70000.00	70000.00	70000.00	35000.00	35000.00	35000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Homesite	Excellent	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Good	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Average	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Fair	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Poor	Acreage	70000.00		70000.00	70000.00		70000.00
Residential Rural Excess	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Poor	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381009-075	RURAL HOMESITES FW ANNEX

Comments:
23p24 increased res excess to 30,000 and homesite to 70,000 per analysis of sales form 2012-2022 - JAB

Neighborhood Factor:	1.0000
Total Parcels:	395
Res Avg Lot Size:	1.0300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	70000.00	70000.00	70000.00
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	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Good	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Average	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Fair	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Poor	Acreage	70000.00		70000.00	70000.00		70000.00
Residential Rural Excess	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Poor	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381009-075	RURAL HOMESITES FW ANNEX

Comments:
23p24 increased res excess to 30,000 and homesite to 70,000 per analysis of sales form 2012-2022 - JAB

Neighborhood Factor:	1.0000
Total Parcels:	395
Res Avg Lot Size:	1.0300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	70000.00	70000.00	70000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	30000.00	30000.00	30000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Good	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Average	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Fair	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Poor	Acreage	70000.00		70000.00	70000.00		70000.00
Residential Rural Excess	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Poor	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381009-075	RURAL HOMESITES FW ANNEX

Comments:
23p24 increased res excess to 30,000 and homesite to 70,000 per analysis of sales form 2012-2022 - JAB

Neighborhood Factor:	1.0000
Total Parcels:	395
Res Avg Lot Size:	1.0300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	70000.00	70000.00	70000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	30000.00	30000.00	30000.00
Residential Rural Homesite	Excellent	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Good	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Average	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Fair	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Poor	Acreage	70000.00		70000.00	70000.00		70000.00
Residential Rural Excess	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Poor	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381009-075	RURAL HOMESITES FW ANNEX

Comments:
23p24 increased res excess to 30,000 and homesite to 70,000 per analysis of sales form 2012-2022 - JAB

Neighborhood Factor:	1.0000
Total Parcels:	395
Res Avg Lot Size:	1.0300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	70000.00	70000.00	70000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Homesite	Excellent	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Good	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Average	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Fair	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Poor	Acreage	70000.00		70000.00	70000.00		70000.00
Residential Rural Excess	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Poor	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381009-075	RURAL HOMESITES FW ANNEX

Comments:
23p24 increased res excess to 30,000 and homesite to 70,000 per analysis of sales form 2012-2022 - JAB

Neighborhood Factor:	1.0000
Total Parcels:	395
Res Avg Lot Size:	1.0300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
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	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Good	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Average	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Fair	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Poor	Acreage	70000.00		70000.00	70000.00		70000.00
Residential Rural Excess	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Poor	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381009-075	RURAL HOMESITES FW ANNEX

Comments:
23p24 increased res excess to 30,000 and homesite to 70,000 per analysis of sales form 2012-2022 - JAB

Neighborhood Factor:	1.0000
Total Parcels:	395
Res Avg Lot Size:	1.0300
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Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	30000.00	30000.00	30000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Good	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Average	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Fair	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Poor	Acreage	70000.00		70000.00	70000.00		70000.00
Residential Rural Excess	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Poor	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381009-075	RURAL HOMESITES FW ANNEX

Comments:
23p24 increased res excess to 30,000 and homesite to 70,000 per analysis of sales form 2012-2022 - JAB

Neighborhood Factor:	1.0000
Total Parcels:	395
Res Avg Lot Size:	1.0300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	30000.00	30000.00	30000.00
Residential Rural Homesite	Excellent	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Good	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Average	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Fair	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Poor	Acreage	70000.00		70000.00	70000.00		70000.00
Residential Rural Excess	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Poor	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381009-075	RURAL HOMESITES FW ANNEX

Comments:
23p24 increased res excess to 30,000 and homesite to 70,000 per analysis of sales form 2012-2022 - JAB

Neighborhood Factor:	1.0000
Total Parcels:	395
Res Avg Lot Size:	1.0300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Homesite	Excellent	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Good	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Average	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Fair	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Homesite	Poor	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Rural Excess	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Excess	Poor	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381101-075	WESTLAWN SEC A-F

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2014, changed base rate to \$375 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. JAB

Neighborhood Factor:	1.5600
Total Parcels:	203
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	150.00	200.00	175.00	150.00	200.00	175.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381102-075	EDGEMONT

Comments:
24p25 Base rate has not been adjusted since 2012, changed base rate to \$300 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. JAB

Neighborhood Factor:	1.5600
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	125
Res Avg Lot Depth:	351
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	125
C/I Avg Lot Depth:	351

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	175.00	200.00	175.00	175.00	200.00	175.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381201-075	ABBAY PLACE SEC I-III

Comments:
24p25 Base rate has not been adjusted since 2012, changed base rate to \$600 per FF to bring land to building ratio closer to 20% based on analysis of the median ratio. JAB

Neighborhood Factor:	1.3900
Total Parcels:	118
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	121
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	121

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	300.00	400.00	300.00	300.00	400.00	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	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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381204-075	ABBEE PLACE VILLAS SEC I-II

Comments:
24p25 Base rate has not been adjusted since 2012, changed base rate to \$40,000 to bring land to building ratio closer to 20% based on analysis of recent sales. JAB

Neighborhood Factor:	1.7700
Total Parcels:	108
Res Avg Lot Size:	1.0000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	381206-038	FALLS OF BEAVER CREEK SEC I-III

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$700 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.4500
Total Parcels:	70
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	86
Res Avg Lot Depth:	137
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	86
C/I Avg Lot Depth:	137

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

Township

ABOITE TOWNSHIP

District

075 FORT WAYNE ABOITE (59)

Neighborhood Number

381206-075

Neighborhood Name

FALLS OF BEAVER CREEK SEC I-III 075

Comments:

24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$750 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor: 1.4500

Total Parcels: 130

Res Avg Lot Size: 0.0000

Res Avg Lot Width: 85

Res Avg Lot Depth: 130

C/I Avg Lot Size: 0.0000

C/I Avg Lot Width: 85

C/I Avg Lot Depth: 130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381207-075	WHISPERING WOODS SEC I-III

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$600 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.6000
Total Parcels:	128
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	74
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	345.00	345.00	345.00	345.00	345.00	345.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381210-075	WHISPERING MEADOWS SEC I-VI

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$650 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.6000
Total Parcels:	372
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	74
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	74
C/I Avg Lot Depth:	131

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381216-075	SHOREWOOD SEC I-VII & EXTENDED

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$600 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.4800
Total Parcels:	390
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	145

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	381301-038	CHESTNUT HILLS SEC I,III,X,XII-XV,XVII & THE PRESERVES

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2016, changed base rate to \$110,000 and changed influence to -25% to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.2400
Total Parcels:	327
Res Avg Lot Size:	0.4760
Res Avg Lot Width:	120
Res Avg Lot Depth:	170
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	170

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	110000.00	110000.00	110000.00	110000.00	110000.00	110000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	381302-038	CHESTNUT HILLS SEC II,V,XVI & LAKES SEC I (VILLAS)

Comments:	Neighborhood Factor:	1.5400
	Total Parcels:	83
	Res Avg Lot Size:	0.2970
	Res Avg Lot Width:	91
	Res Avg Lot Depth:	140
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	91
	C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	540.00	540.00	540.00	540.00	540.00	540.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	540.00	540.00	540.00	540.00	540.00	540.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	105000.00	105000.00	105000.00	105000.00	105000.00	105000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	381308-038	CHESTNUT HILLS SEC VI,VII,IX (EAST)
Comments:			Neighborhood Factor: 1.2400 Total Parcels: 52 Res Avg Lot Size: 0.4820 Res Avg Lot Width: 113 Res Avg Lot Depth: 165 C/I Avg Lot Size: 0.0000 C/I Avg Lot Width: 113 C/I Avg Lot Depth: 165

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	105000.00	105000.00	105000.00	105000.00	105000.00	105000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	21000.00	21000.00	21000.00	21000.00	21000.00	21000.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	381312-038	CHESTNUT HILLS SEC VIII,IX,XI (VILLAS EAST)

Comments:

Neighborhood Factor:	1.5400
Total Parcels:	49
Res Avg Lot Size:	0.2060
Res Avg Lot Width:	67
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	67
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	450.00	600.00	500.00	450.00	600.00	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	125000.00	125000.00	125000.00	125000.00	125000.00	125000.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	381401-038	BRIDGEWATER SEC I-VII

Comments:
Excess frontage based off of 105 frontage.
Updated neighborhood influences for 14p15.

Neighborhood Factor:	1.3000
Total Parcels:	288
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	107
Res Avg Lot Depth:	155
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	170
C/I Avg Lot Depth:	154

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	620.00	620.00	620.00	620.00	620.00	620.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381501-075	SYCAMORE HILLS SEC I & IV-XI

Comments:

Neighborhood Factor:	1.2000
Total Parcels:	272
Res Avg Lot Size:	0.8500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.8500
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381502-075	SYCAMORE HILLS VILLAS SEC II-III

Comments:
23p24 Increased base rate per recent vacant lot sales within neighborhood. LIM

Neighborhood Factor:	1.2000
Total Parcels:	35
Res Avg Lot Size:	0.4200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.4200
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	16000.00	16000.00	16000.00	16000.00	16000.00	16000.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381512-075	LAKES OF SYCAMORE HILLS I-II

Comments:

Neighborhood Factor:	1.1500
Total Parcels:	34
Res Avg Lot Size:	0.2800
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.2800
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	114000.00	114000.00	114000.00	114000.00	114000.00	114000.00
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						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381514-075	TURNBERRY RIDGE CONDOS

Comments:

Neighborhood Factor:	1.1500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	8.00	8.00	8.00	8.00	8.00	8.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381601-075	WESTCHESTER GLENS VILLAS SEC I, III, VI

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$700 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.4000
Total Parcels:	69
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	129
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	129

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381602-075	WESTCHESTER GLENS SEC II, IV, V VII

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$700 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.2200
Total Parcels:	68
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	96
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	96
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	381603-038	ESTATES ON HOMESTEAD SEC I-III

Comments:

Neighborhood Factor:	1.3000
Total Parcels:	22
Res Avg Lot Size:	1.0160
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	170000.00	170000.00	170000.00	170000.00	170000.00	170000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	34000.00	34000.00	34000.00	34000.00	34000.00	34000.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381608-075	WESTCHESTER LAKES SEC I-III

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$700 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.2000
Total Parcels:	86
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	125
Res Avg Lot Depth:	165
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	125
C/I Avg Lot Depth:	165

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381701-075	WESTCHESTER RIDGE SEC I-III

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$750 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.4000
Total Parcels:	103
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	93
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	93
C/I Avg Lot Depth:	148

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381801-075	DEERFIELD ESTATES SEC A-F

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$450 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.8200
Total Parcels:	150
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	165
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	165

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	381802-038	MEDITERRA SEC I-II

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$3.50 SQFT to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.2300
Total Parcels:	116
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	381803-038	BRISTOE SEC I-II

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$3.00 SQFT to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.2700
Total Parcels:	63
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	381804-038	HERON PRESERVE SEC I-V

Comments:
 23p24 added "Old Common Area" influence per multiple parcels deeded for no economic consideration from association to homeowners. JAB
 23p24 combined all sections of Heron Preserve. LIM/JAB
 23p24 removed view influence for parcels in section I-IV - section 5 keeps the view influence - JAB

Neighborhood Factor:	1.4500
Total Parcels:	155
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	4.50	4.50	4.50	4.50	4.50	4.50
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	0.55	0.55	0.55	0.55	0.55	0.55
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381902-075	COMMUNITIES OF ROCK CREEK SEC II

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$750 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.4900
Total Parcels:	131
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	132

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381903-075	SHORES OF ROCK CREEK SEC I-II

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$650 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.5300
Total Parcels:	110
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	74
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	74
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	381905-075	VILLAS OF ROCK CREEK

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$750 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.7300
Total Parcels:	63
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	69
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	69
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	382001-075	CANDLE LITE PARK SEC A-E

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$600 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.2000
Total Parcels:	98
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	89
Res Avg Lot Depth:	144
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	89
C/I Avg Lot Depth:	144

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	382005-075	TIMBERLAKE SEC I-II

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$600 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.3200
Total Parcels:	83
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	105
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	105
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	382007-075	COVINGTON WOODS SEC I-II

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$600 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.4100
Total Parcels:	127
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	173
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	173

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	382101-075	BLUEWATER ESTATES SEC I-II

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to 650 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.4700
Total Parcels:	161
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	82
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	82
C/I Avg Lot Depth:	139

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	382201-075	CENTAUR ACRES

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$50000 acreage, \$10000 excess to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.4500
Total Parcels:	23
Res Avg Lot Size:	2.2300
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	2.2300
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	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	20000.00	30000.00	25000.00	20000.00	30000.00	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	4000.00	6000.00	5000.00	4000.00	6000.00	5000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	382301-075	LAKE OF THE WOODS

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$300 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.4500
Total Parcels:	29
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	106
Res Avg Lot Depth:	211
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	106
C/I Avg Lot Depth:	211

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	382401-075	COVINGTON POINTE SEC I-II

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$575 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.6900
Total Parcels:	47
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	126
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	126

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	575.00	575.00	575.00	575.00	575.00	575.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	575.00	575.00	575.00	575.00	575.00	575.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	382501-075	INVERNESS LAKES SEC I-II, IV-VI & EXT SEC I

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2013, changed base rate to \$800 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.1200
Total Parcels:	175
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	125
Res Avg Lot Depth:	170
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	125
C/I Avg Lot Depth:	170

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	382503-075	INVERNESS LAKES VILLAS SEC III

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$650 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.1200
Total Parcels:	20
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	107
Res Avg Lot Depth:	157
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	107
C/I Avg Lot Depth:	157

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	382601-075	COVINGTON DELLS

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$65000 and \$10000 excess Acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.4500
Total Parcels:	76
Res Avg Lot Size:	1.1000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.1000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
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	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	382701-075	INVERNESS HILLS

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$60000 Acreage and \$10000 Excess Acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.2000
Total Parcels:	52
Res Avg Lot Size:	0.6000
Res Avg Lot Width:	120
Res Avg Lot Depth:	195
C/I Avg Lot Size:	0.6000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	195

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	300.00	250.00	200.00	300.00	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						
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	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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	382801-075	BLUE CREEK

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$5.50 SQFT to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.0700
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	5.50	5.50	5.50	5.50	5.50	5.50
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	382901-075	COVINGTON CHASE SEC I-II

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$575 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.4000
Total Parcels:	48
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	78
Res Avg Lot Depth:	121
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	78
C/I Avg Lot Depth:	121

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	575.00	575.00	575.00	575.00	575.00	575.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	575.00	575.00	575.00	575.00	575.00	575.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	382903-075	COVINGTON PINES

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$550 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.6600
Total Parcels:	26
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	383001-075	COVINGTON HOLLOW & EXT

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$600 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.1300
Total Parcels:	48
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	162
Res Avg Lot Depth:	192
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	162
C/I Avg Lot Depth:	192

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	383003-075	WATERSIDE WOODS

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$600 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.1300
Total Parcels:	30
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	151
Res Avg Lot Depth:	172
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	151
C/I Avg Lot Depth:	172

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	383101-075	COVINGTON BLUFFS

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$7.50 SQFT to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	0.9800
Total Parcels:	28
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	7.50	7.50	7.50	7.50	7.50	7.50
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	383201-075	COVINGTON CREEK CONDOS

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$44500 Site to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.0000
Total Parcels:	209
Res Avg Lot Size:	1.0000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	383301-075	BRIERWOOD HILLS ADDITION & EXT

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$375 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.5600
Total Parcels:	119
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	125
Res Avg Lot Depth:	209
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	125
C/I Avg Lot Depth:	209

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	383401-075	RIDGEWOOD SEC A & B

Comments:
Corrected land to match Rural Homesites Annex.

Neighborhood Factor:	1.5500
Total Parcels:	29
Res Avg Lot Size:	0.6900
Res Avg Lot Width:	137
Res Avg Lot Depth:	289
C/I Avg Lot Size:	0.6900
C/I Avg Lot Width:	137
C/I Avg Lot Depth:	289

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	383402-075	HUTHS ADDITION

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$50,000 Acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM
Corrected land to match Rural Homesites Annex

Neighborhood Factor:	1.5500
Total Parcels:	20
Res Avg Lot Size:	0.4400
Res Avg Lot Width:	100
Res Avg Lot Depth:	190
C/I Avg Lot Size:	0.4400
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	190

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	383501-075	SHORES OF OAKBOROUGH SEC I-III

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$650 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.4600
Total Parcels:	112
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	63
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	63
C/I Avg Lot Depth:	120

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	383601-075	OAK BOROUGH SEC I-III

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$600 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.2500
Total Parcels:	112
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	197
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	197

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	383701-075	COVINGTON KNOLLS ESTATES

Comments:
 24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$350 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM
 Corrected base rate for 13p14 per appeals in nbhd

Neighborhood Factor:	1.6900
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	383801-075	COPPER HILL SEC I-III

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$600 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.0000
Total Parcels:	274
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	83
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	83
C/I Avg Lot Depth:	139

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	383804-075	COVINGTON PLACE

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$600 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.3300
Total Parcels:	91
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	151
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	151

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	383805-075	INDIAN RESERVE

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$500 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.3300
Total Parcels:	30
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	92
Res Avg Lot Depth:	136
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	92
C/I Avg Lot Depth:	136

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	383901-075	HEATHER RIDGE SEC I-II

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to 550 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.0000
Total Parcels:	232
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	129
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	129

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	383903-075	WINTERFIELD SEC I-II

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$550 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.6800
Total Parcels:	185
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	383905-075	ABOITE MEADOWS SEC I-III

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$500 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.6800
Total Parcels:	168
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	193
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	193

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	383908-075	ASPEN VILLAGE SEC I-IV

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$550 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.6800
Total Parcels:	184
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	136
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	136

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	384001-075	COVINGTON RESERVE SEC I-III

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$650 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.6900
Total Parcels:	145
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	91
Res Avg Lot Depth:	157
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	91
C/I Avg Lot Depth:	157

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	384101-075	EMERALD LAKE OF COVINGTON

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$80000 Acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.3000
Total Parcels:	45
Res Avg Lot Size:	1.5900
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.5900
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	14000.00	14000.00	14000.00	14000.00	14000.00	14000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
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	14000.00	14000.00	14000.00	14000.00	14000.00	14000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	384201-075	COVINGTON LAKE ESTATES SEC A-B
Comments:			Neighborhood Factor: 1.6600 Total Parcels: 50 Res Avg Lot Size: 1.7200 Res Avg Lot Width: 0 Res Avg Lot Depth: 0 C/I Avg Lot Size: 1.7200 C/I Avg Lot Width: 0 C/I Avg Lot Depth: 0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	384301-075	HOMESTEAD HILLS

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$750 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.3000
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	145

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	384401-075	COVES OF WESTLAKES SEC I-II

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$800 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.3700
Total Parcels:	111
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	81
Res Avg Lot Depth:	143
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	81
C/I Avg Lot Depth:	143

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	384501-075	WESTLAKES SEC I-IV

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$600 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.6000
Total Parcels:	216
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	139

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	384601-075	COVINGTON HOMESTEAD

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$80000 Site to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	0.9800
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	384701-038	COVINGTON MANOR FARMS

Comments:	Neighborhood Factor:	1.2600
	Total Parcels:	56
	Res Avg Lot Size:	1.1700
	Res Avg Lot Width:	0
	Res Avg Lot Depth:	0
	C/I Avg Lot Size:	1.1700
	C/I Avg Lot Width:	0
	C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	110000.00	110000.00	110000.00	110000.00	110000.00	110000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	384801-038	WALNUT CREEK SEC I-III

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$700 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.5000
Total Parcels:	171
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	384901-038	WHISPERING CREEK ESTATES A & B

Comments:
Updated land base rates for 14p15. Looked at all sales going back. Had to look at transfers as well as sales in system. Bringing up base rate gets assessed values closer to historic sales prices. JH

Neighborhood Factor:	1.1000
Total Parcels:	14
Res Avg Lot Size:	1.3700
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.3700
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	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	30000.00	40000.00	30000.00	30000.00	40000.00	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	6000.00	8000.00	7000.00	6000.00	8000.00	7000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	385001-038	QUAIL HOLLOW

Comments:
 24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$80,000 Acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM
 Updated land base rates for 14p15. JH

Neighborhood Factor:	1.3400
Total Parcels:	46
Res Avg Lot Size:	0.8300
Res Avg Lot Width:	140
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	140
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	14000.00	14000.00	14000.00	14000.00	14000.00	14000.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	385201-038	SCOTIA SEC I-II

Comments:
 24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$80,000 Acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM
 Updated land base rates for 14p15. JH

Neighborhood Factor:	1.3000
Total Parcels:	79
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	130
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	130
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
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	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	385202-038	HIGHLANDS OF SCOTIA

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$100,000 Acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Updated land base rates for 14p15. JH

Neighborhood Factor:	1.3000
Total Parcels:	13
Res Avg Lot Size:	1.7400
Res Avg Lot Width:	130
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	130
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	385301-075	BRIGADOON LAKE ESTATES

Comments:

Neighborhood Factor:	0.9500
Total Parcels:	17
Res Avg Lot Size:	10.1900
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	10.1900
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	14000.00	14000.00	14000.00	14000.00	14000.00	14000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	70000.00	100000.00	70000.00	70000.00	100000.00	70000.00
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	14000.00	20000.00	14000.00	14000.00	20000.00	14000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	385401-075	BARRINGTON LAKE ESTATES SEC I-II

Comments: 24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$80000 Acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM	Neighborhood Factor: 1.2900 Total Parcels: 65 Res Avg Lot Size: 0.5530 Res Avg Lot Width: 124 Res Avg Lot Depth: 178 C/I Avg Lot Size: 0.0000 C/I Avg Lot Width: 124 C/I Avg Lot Depth: 178

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	13000.00	13000.00	13000.00	13000.00	13000.00	13000.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	385403-075	BARRINGTON ESTATES SEC I

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$65000 Acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.2900
Total Parcels:	9
Res Avg Lot Size:	1.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.7500
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
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	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	385404-075	BARRINGTON WOODS SEC A-C

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$65000 Acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.2900
Total Parcels:	48
Res Avg Lot Size:	1.0290
Res Avg Lot Width:	150
Res Avg Lot Depth:	250
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	150
C/I Avg Lot Depth:	250

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
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						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	385501-075	THE HOMESTEADS

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$550 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.6000
Total Parcels:	71
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	124
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	124

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	385502-038	AMBER HIGHLANDS SEC I-III

Comments:
24p25 Changed from FF to SQFT, added influences, and increased base rate to \$3.00 per study on the sales and land values. Land values in neighborhood have not moved since 2012 LIM

Neighborhood Factor:	1.4900
Total Parcels:	129
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	63
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	63
C/I Avg Lot Depth:	120

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	385.00	385.00	385.00	385.00	385.00	385.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	385601-075	HOMESTEAD ACRES SEC I

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$65,000 Acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.6000
Total Parcels:	14
Res Avg Lot Size:	0.9300
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.9300
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
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	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	385701-075	NORTH SHORES SEC I-III

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$600 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.5900
Total Parcels:	132
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	385704-075	THE SHORES

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$550 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.5000
Total Parcels:	46
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	94
Res Avg Lot Depth:	146
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	94
C/I Avg Lot Depth:	146

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	385705-075	HAVERHILL SEC I-IV

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to 550 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.5600
Total Parcels:	381
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	83
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	83
C/I Avg Lot Depth:	131

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	385709-075	ABOITE LAKE ESTATESSEC I-III

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$600 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.6700
Total Parcels:	102
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	84
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	84
C/I Avg Lot Depth:	120

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	385712-075	PLANTATION OF ABOITE SEC I-II

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$500 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.5600
Total Parcels:	78
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	149
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	149

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	385713-075	BURNHAM WOODS

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$400 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.0500
Total Parcels:	22
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	270
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	270

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	385714-075	LIBERTY HILLS SEC A-D, VII-IX & SKYHILL ESTATES

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$400 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.6200
Total Parcels:	176
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	112
Res Avg Lot Depth:	185
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	112
C/I Avg Lot Depth:	185

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	385719-075	LIBERTY HILLS WEST SEC I-IV

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$500 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Corrected base rate to 255 for 13p14. JH

Neighborhood Factor:	1.6200
Total Parcels:	80
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	149
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	149

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	385720-075	SARATOGA PARK SEC I-II

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$600 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.0500
Total Parcels:	55
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	151
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	151

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	385722-075	KEKIONGA SHORES

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$450 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.8200
Total Parcels:	87
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	145

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	385723-075	KEKIONGA SHORES SUB

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$400 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.8200
Total Parcels:	46
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	107
Res Avg Lot Depth:	165
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	107
C/I Avg Lot Depth:	165

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	385801-075	COVENTRY VILLAS

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$40000 Site to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.0000
Total Parcels:	80
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	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						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	385901-075	HILLSIDE ACRES & HILLSIDE HTS

Comments:	Neighborhood Factor:	1.5500
	Total Parcels:	26
	Res Avg Lot Size:	1.2600
	Res Avg Lot Width:	0
	Res Avg Lot Depth:	0
	C/I Avg Lot Size:	1.2600
	C/I Avg Lot Width:	0
	C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	3000.00	3000.00	3000.00	3000.00	3000.00	3000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	20000.00	30000.00	20000.00	20000.00	30000.00	20000.00
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	4000.00	6000.00	4000.00	4000.00	6000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	386001-075	ROLLING HILLS SEC I

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2002, changed base rate to \$345 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. blc

Neighborhood Factor:	1.8300
Total Parcels:	107
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	195
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	195

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	175.00	175.00	175.00	175.00	175.00	175.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	345.00	345.00	345.00	345.00	345.00	345.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	386002-075	PARKWAY HILLS

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$440 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. blc

Neighborhood Factor:	1.8300
Total Parcels:	40
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	101
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	101
C/I Avg Lot Depth:	160

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	175.00	175.00	175.00	175.00	175.00	175.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	440.00	440.00	440.00	440.00	440.00	440.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	386003-075	MANOR WOODS ADD

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$440 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. blc

Neighborhood Factor:	1.8300
Total Parcels:	59
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	188
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	188

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	185.00	185.00	185.00	185.00	185.00	185.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	440.00	440.00	440.00	440.00	440.00	440.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	386101-075	LAKES OF LIBERTY MILLS SEC I-IV

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$800 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. blc

Neighborhood Factor:	1.1600
Total Parcels:	129
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	92
Res Avg Lot Depth:	153
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	92
C/I Avg Lot Depth:	153

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	625.00	625.00	625.00	625.00	625.00	625.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	386201-075	FOREST RIDGE ESTATES SEC A-E

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$395 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. blc

Neighborhood Factor:	1.5600
Total Parcels:	122
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	163
Res Avg Lot Depth:	201
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	163
C/I Avg Lot Depth:	201

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	395.00	395.00	395.00	395.00	395.00	395.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	386301-075	HAMLETS OF WOODLAND RIDGE SEC I-V

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2015, changed base rate to \$825 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. blc

Neighborhood Factor:	1.5000
Total Parcels:	102
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	825.00	825.00	825.00	825.00	825.00	825.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	386306-075	HAMLETS OF WOODLAND RIDGE SEC VI-VIII

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2015, changed base rate to \$925 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. blc

Neighborhood Factor:	1.2400
Total Parcels:	104
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	71
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	71
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	925.00	925.00	925.00	925.00	925.00	925.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	386401-075	GLENS OF LIBERTY MILLS SEC I-V

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$625 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. blc

Neighborhood Factor:	1.4200
Total Parcels:	234
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	320.00	320.00	320.00	320.00	320.00	320.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	625.00	625.00	625.00	625.00	625.00	625.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	386501-075	SHEFFIELD WOODS

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$500 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. blc

Neighborhood Factor:	1.1600
Total Parcels:	43
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	136
Res Avg Lot Depth:	179
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	136
C/I Avg Lot Depth:	179

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	305.00	305.00	305.00	305.00	305.00	305.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	386601-075	BITTERSWEET LAKES SEC I-IV

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$750 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. blc

Neighborhood Factor:	1.2300
Total Parcels:	164
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	198
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	198

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	625.00	625.00	625.00	625.00	625.00	625.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	386701-038	HAMILTON MEADOWS SEC I-V

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$700 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.6500
Total Parcels:	209
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	118
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	118

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	386801-075	BITTERSWEET WOODS

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$500 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.0500
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	119
Res Avg Lot Depth:	177
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	119
C/I Avg Lot Depth:	177

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	386802-075	DELLS OF BITTERSWEET SEC I-IV

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$665 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. blc

Neighborhood Factor:	1.0500
Total Parcels:	100
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	131
Res Avg Lot Depth:	186
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	131
C/I Avg Lot Depth:	186

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	485.00	485.00	485.00	485.00	485.00	485.00
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	665.00	665.00	665.00	665.00	665.00	665.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	386806-075	PINEHOLLOW SEC I-II

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$710 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. blc

Neighborhood Factor:	1.3200
Total Parcels:	47
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	123
Res Avg Lot Depth:	174
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	123
C/I Avg Lot Depth:	174

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	410.00	410.00	410.00	410.00	410.00	410.00
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	710.00	710.00	710.00	710.00	710.00	710.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	386901-075	BITTERSWEET MOORS SEC I-II

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$520 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. blc

Neighborhood Factor:	1.1400
Total Parcels:	69
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	125
Res Avg Lot Depth:	189
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	125
C/I Avg Lot Depth:	189

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	330.00	330.00	330.00	330.00	330.00	330.00
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	520.00	520.00	520.00	520.00	520.00	520.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	386902-075	AMBER RIDGE ESTATES

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$550 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Corrected land for 13p14 to match Bittersweet Moors. JH 11/8/2012

Neighborhood Factor:	1.1400
Total Parcels:	36
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	126
Res Avg Lot Depth:	197
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	126
C/I Avg Lot Depth:	197

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	387001-075	GLENS OF BITTERSWEET SEC I-III

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$640 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. blc

Neighborhood Factor:	1.0500
Total Parcels:	49
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	122
Res Avg Lot Depth:	183
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	122
C/I Avg Lot Depth:	183

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	410.00	410.00	410.00	410.00	410.00	410.00
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	640.00	640.00	640.00	640.00	640.00	640.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	387101-075	EAGLE CREEK SEC I-V

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2002, changed base rate to \$675 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. blc

Neighborhood Factor:	1.3700
Total Parcels:	179
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	108
Res Avg Lot Depth:	164
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	108
C/I Avg Lot Depth:	164

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	387201-075	AMBER LAKE VILLAS SEC I-II

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$45000 site to bring land to building ratio closer to 20% based on analysis of median land to building ratio. blc

Neighborhood Factor:	1.5400
Total Parcels:	61
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	387301-038	WEST HAMILTON PLACE

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$70000 Acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Updated land base rates for 14p15. JH

Neighborhood Factor:	1.3500
Total Parcels:	22
Res Avg Lot Size:	0.7000
Res Avg Lot Width:	150
Res Avg Lot Depth:	210
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	150
C/I Avg Lot Depth:	210

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12500.00	12500.00	12500.00	12500.00	12500.00	12500.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	387302-038	OLD ORCHARD LAKE SEC I

Comments:
 24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$75,000 an acre, adjusted excess acreage proportionately - to bring land to building ratio closer to 20% based on analysis of median land to building ratio. JAB
 Updated land base rates for 14p15. JH

Neighborhood Factor:	1.3500
Total Parcels:	32
Res Avg Lot Size:	0.8800
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.8800
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	75000.00	75000.00	75000.00	75000.00	75000.00	75000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
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	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	387303-038	HICKORY RIDGE SEC I

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$545 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. blc

Neighborhood Factor:	1.3500
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	146
Res Avg Lot Depth:	277
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	146
C/I Avg Lot Depth:	277

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	455.00	455.00	455.00	455.00	455.00	455.00
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	545.00	545.00	545.00	545.00	545.00	545.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	387401-038	WEST HAMILTON ESTATES

Comments:
Updated land base rates for 14p15. JH
Base rates updated to match Devil's Hollow for 16p17.

Neighborhood Factor:	1.3200
Total Parcels:	33
Res Avg Lot Size:	1.9500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.9500
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	387501-038	TIMBERCREST SEC A & B

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$350 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. JAB

Neighborhood Factor:	1.3500
Total Parcels:	46
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	169
Res Avg Lot Depth:	211
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	169
C/I Avg Lot Depth:	211

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	387601-038	GRAY FOX SEC I-IV

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2013, changed base rate to \$600 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.2100
Total Parcels:	61
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	137
Res Avg Lot Depth:	182
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	137
C/I Avg Lot Depth:	182

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	387701-075	JEFFERSON PLACE CONDOMINIUMS

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$40000 Site to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.3100
Total Parcels:	72
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	387801-075	THE PARKE

Comments:

24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$80000 Site to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.1500
Total Parcels:	21
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	387901-038	FREELAND PROPERTY

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
Res Avg Lot Size:	39.7380
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	90000.00	90000.00	90000.00	90000.00	90000.00	90000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Residential Rural Homesite	Excellent	Acreage	90000.00	90000.00	90000.00	90000.00	90000.00	90000.00
Residential Rural Homesite	Good	Acreage	90000.00	90000.00	90000.00	90000.00	90000.00	90000.00
Residential Rural Homesite	Average	Acreage	90000.00	90000.00	90000.00	90000.00	90000.00	90000.00
Residential Rural Homesite	Fair	Acreage	90000.00	90000.00	90000.00	90000.00	90000.00	90000.00
Residential Rural Homesite	Poor	Acreage	90000.00		90000.00	90000.00		90000.00
Residential Rural Excess	Excellent	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Residential Rural Excess	Good	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Residential Rural Excess	Average	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Residential Rural Excess	Fair	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Residential Rural Excess	Poor	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	387902-038	SYCAMORE LAKES SEC I-VI

Comments:

Neighborhood Factor:	1.3700
Total Parcels:	254
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	87
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	87
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	515.00	515.00	515.00	515.00	515.00	515.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	740.00	740.00	740.00	740.00	740.00	740.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	388001-038	JONATHANS LANDING SEC I-VI

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$800 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.4100
Total Parcels:	318
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	82
Res Avg Lot Depth:	138
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	82
C/I Avg Lot Depth:	138

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	388102-038	DEVILS HOLLOW A-M

Comments:
25p26 Added Sec M. LIM
Updated base rate for 14p15. JH

Neighborhood Factor:	1.0800
Total Parcels:	164
Res Avg Lot Size:	2.2800
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
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	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	388201-038	VILLAGE OF VERACRUS VILLAS

Comments:

24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$54,500 Site to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.5200
Total Parcels:	61
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	388301-075	WOODLANDS OF LIBERTY MILLS

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$955 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. blc

Neighborhood Factor:	1.3700
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	82
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	82
C/I Avg Lot Depth:	139

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	955.00	955.00	955.00	955.00	955.00	955.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	388501-038	GREY OAKS VILLAS SEC I-II

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$80000 Site to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.4500
Total Parcels:	59
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	388601-038	GREY OAKS SEC I-V

Comments:
 24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$110,000 Site to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM
 Updated site from 59,900 to 71,900 per study for Sec III
 Updated site from 59,900 to 82,900 per study for Sec IV

Neighborhood Factor:	1.3700
Total Parcels:	156
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	388701-038	CHESTNUT COVE VILLAS

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$43,000 Site to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Land valued at 29,900 per lot, per phone conversation with developer on 7/19/2012. 1st lot sold for 25,000 only because no realtor was involved in sale of property.

Neighborhood Factor:	1.2400
Total Parcels:	7
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	388801-038	SUMMIT RESERVE CONDOS

Comments:

Neighborhood Factor:	1.4000
Total Parcels:	15
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	389001-038	WEST HAMILTON CROSSING

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$42,000 to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.5200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	389101-038	SHADOW RIDGE SEC I-III

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$800 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.5000
Total Parcels:	80
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	389201-038	HERON PRESERVE SEC I-II,IV

Comments:

Neighborhood Factor:	1.4200
Total Parcels:	0
Res Avg Lot Size:	0.7400
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	1.00	1.00	1.00	1.00	1.00	1.00
Residential Homesite	All	Acreage	120000.00	120000.00	120000.00	120000.00	120000.00	120000.00
Residential Excess	All	Square Foot	0.55	0.55	0.55	0.55	0.55	0.55
Residential Excess	All	Acreage	24000.00	24000.00	24000.00	24000.00	24000.00	24000.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	389202-038	HERON PRESERVE SEC III

Comments:

Neighborhood Factor:	1.5300
Total Parcels:	0
Res Avg Lot Size:	0.7400
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	1.00	1.00	1.00	1.00	1.00	1.00
Residential Homesite	All	Acreage	120000.00	120000.00	120000.00	120000.00	120000.00	120000.00
Residential Excess	All	Square Foot	0.55	0.55	0.55	0.55	0.55	0.55
Residential Excess	All	Acreage	24000.00	24000.00	24000.00	24000.00	24000.00	24000.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	389203-038	HERON PRESERVE SEC I VILLAS

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$100,000 Site to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.0500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	389204-038	HERON PRESERVE SEC II VILLAS

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$100,000 Site to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.0500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	389301-038	WALNUT SPRINGS SEC I & LL

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$700 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.5000
Total Parcels:	70
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	134
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	134

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	389401-038	THE CLIFFS

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$110,000 Acreage \$3.50 SQFT to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Changed base rate for 14p15 since Heron's Preserve and The Cliffs Villas both decrease roughly the same amount. JH

Changed land to sq ft for 14pay15 TAN

Neighborhood Factor:	1.2500
Total Parcels:	48
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	110000.00	110000.00	110000.00	110000.00	110000.00	110000.00
Residential Excess	All	Square Foot	0.10	0.10	0.10	0.10	0.10	0.10
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	389402-038	THE CLIFFS VILLAS

Comments:
 24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$5.50 SQFT to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM
 Changed from site to front foot for 13p14. JH
 Changed base rate for 14p15. JH
 Changed land to sq ft for 14pay15 TAN

Neighborhood Factor:	1.2500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	5.50	5.50	5.50	5.50	5.50	5.50
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	389501-075	FOUNTAINS AT COVINGTON

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$700 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.4200
Total Parcels:	114
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	96
Res Avg Lot Depth:	138
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	96
C/I Avg Lot Depth:	138

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	389502-075	FOUNTAINS AT COVINGTON VILLAS

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$700 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.4200
Total Parcels:	15
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	129
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	129

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	389601-038	WESTCOTT RIDGE SEC I-II

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$650 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.4300
Total Parcels:	120
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	129
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	129

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	389701-038	VERACRUZ SEC I-III

Comments:
 24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$850 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM
 Excess based on 90 frontage

Neighborhood Factor:	1.3500
Total Parcels:	146
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	88
Res Avg Lot Depth:	137
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	88
C/I Avg Lot Depth:	137

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	389801-038	HARRISON FIELDS SEC I-II

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2021, changed base rate to \$100,000 acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.2800
Total Parcels:	88
Res Avg Lot Size:	0.3300
Res Avg Lot Width:	117
Res Avg Lot Depth:	136
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	117
C/I Avg Lot Depth:	136

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	110000.00	110000.00	110000.00	110000.00	110000.00	110000.00
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	389901-038	BRENTON GLENS SEC I-II

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$600 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.4600
Total Parcels:	87
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	389902-038	BRENTON GLENS VILLAS SEC I-II

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$650 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.5600
Total Parcels:	47
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	63
Res Avg Lot Depth:	124
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	63
C/I Avg Lot Depth:	124

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	455.00	455.00	455.00	455.00	455.00	455.00
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	039 ADAMS (12)	391002-039	AG/RURAL RES HOMESITES NEW HAVEN 039

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	248
Res Avg Lot Size:	1.4500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
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	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Rural Homesite	Good	Acreage	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Rural Homesite	Average	Acreage	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Rural Homesite	Fair	Acreage	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Rural Homesite	Poor	Acreage	32500.00		32500.00	32500.00		32500.00
Residential Rural Excess	Excellent	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Good	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Average	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Fair	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Poor	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	040 ADAMS PTC (67)	391002-040	AG/RURAL RES HOMESITES NEW HAVEN 040

Comments:	Neighborhood Factor:	1.0000
	Total Parcels:	9
	Res Avg Lot Size:	0.7200
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
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	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Rural Homesite	Good	Acreage	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Rural Homesite	Average	Acreage	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Rural Homesite	Fair	Acreage	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Rural Homesite	Poor	Acreage	32500.00		32500.00	32500.00		32500.00
Residential Rural Excess	Excellent	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Good	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Average	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Fair	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Poor	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	391002-041	AG/RURAL RES HOMESITES NEW HAVEN 041

Comments:	Neighborhood Factor:	1.0000
	Total Parcels:	366
	Res Avg Lot Size:	0.3100
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
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	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Rural Homesite	Good	Acreage	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Rural Homesite	Average	Acreage	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Rural Homesite	Fair	Acreage	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Rural Homesite	Poor	Acreage	32500.00		32500.00	32500.00		32500.00
Residential Rural Excess	Excellent	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Good	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Average	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Fair	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Poor	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	391002-070	AG/RURAL RES HOMESITES NEW HAVEN 070

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	80
Res Avg Lot Size:	0.9500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
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	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Rural Homesite	Good	Acreage	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Rural Homesite	Average	Acreage	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Rural Homesite	Fair	Acreage	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Rural Homesite	Poor	Acreage	32500.00		32500.00	32500.00		32500.00
Residential Rural Excess	Excellent	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Good	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Average	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Fair	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Poor	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	077 FT WAYNE ADAMS PARK NH EACS (64)	391002-077	AG/RURAL RES HOMESITES NEW HAVEN 077

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	19
Res Avg Lot Size:	1.5500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
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	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Rural Homesite	Good	Acreage	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Rural Homesite	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Fair	Acreage	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Rural Homesite	Poor	Acreage	32500.00		32500.00	32500.00		32500.00
Residential Rural Excess	Excellent	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Good	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Average	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Fair	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Poor	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	102 NH-JEFFERSON GREENWOOD LAKES	391002-102	AG/RURAL RES HOMESITES NEW HAVEN 102

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	1.4500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
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	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Rural Homesite	Good	Acreage	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Rural Homesite	Average	Acreage	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Rural Homesite	Fair	Acreage	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Rural Homesite	Poor	Acreage	32500.00		32500.00	32500.00		32500.00
Residential Rural Excess	Excellent	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Good	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Average	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Fair	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Poor	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	040 ADAMS PTC (67)	391004-040	AG/RURAL RES HOMESITES HERITAGE 040

Comments:	Neighborhood Factor:	1.0000
	Total Parcels:	54
	Res Avg Lot Size:	0.6300
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Good	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Average	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Fair	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Poor	Acreage	29000.00		29000.00	29000.00		29000.00
Residential Rural Excess	Excellent	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Good	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Average	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Fair	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Poor	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	391004-070	AG/RURAL RES HOMESITES HERITAGE 070

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.6300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Good	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Average	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Fair	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Poor	Acreage	29000.00		29000.00	29000.00		29000.00
Residential Rural Excess	Excellent	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Good	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Average	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Fair	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Poor	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00

2025 Allen County Land Order

ADAMS TOWNSHIP

Township

ADAMS TOWNSHIP

District

077 FT WAYNE ADAMS PARK NH EACS (64)

Neighborhood Number

391004-077

Neighborhood Name

AG/RURAL RES HOMESITES HERITAGE 077

Comments:

Neighborhood Factor: 1.0000

Total Parcels: 41

Res Avg Lot Size: 10.2100

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Good	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Average	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Fair	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Poor	Acreage	29000.00		29000.00	29000.00		29000.00
Residential Rural Excess	Excellent	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Good	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Average	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Fair	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Poor	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	039 ADAMS (12)	391005-039	AG/RURAL RES HOMESITES HARDING 039

Comments:	Neighborhood Factor:	1.0000
	Total Parcels:	400
	Res Avg Lot Size:	1.0300
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Residential Rural Homesite	Excellent	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Good	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Average	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Fair	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Poor	Acreage	29000.00		29000.00	29000.00		29000.00
Residential Rural Excess	Excellent	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Residential Rural Excess	Good	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Residential Rural Excess	Average	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Residential Rural Excess	Fair	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Residential Rural Excess	Poor	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	040 ADAMS PTC (67)	391005-040	AG/RURAL RES HOMESITES HARDING 040

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	66
Res Avg Lot Size:	0.4400
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Residential Rural Homesite	Excellent	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Good	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Average	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Fair	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Poor	Acreage	29000.00		29000.00	29000.00		29000.00
Residential Rural Excess	Excellent	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Residential Rural Excess	Good	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Residential Rural Excess	Average	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Residential Rural Excess	Fair	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Residential Rural Excess	Poor	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	391005-041	AG/RURAL RES HOMESITES HARDING 041

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	3.6700
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Residential Rural Homesite	Excellent	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Good	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Average	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Fair	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Poor	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Excess	Excellent	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Residential Rural Excess	Good	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Residential Rural Excess	Average	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Residential Rural Excess	Fair	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Residential Rural Excess	Poor	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	391005-070	AG/RURAL RES HOMESITES HARDING 070

Comments:	Neighborhood Factor:	1.0000
	Total Parcels:	46
	Res Avg Lot Size:	0.8500
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Residential Rural Homesite	Excellent	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Good	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Average	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Fair	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Poor	Acreage	29000.00		29000.00	29000.00		29000.00
Residential Rural Excess	Excellent	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Residential Rural Excess	Good	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Residential Rural Excess	Average	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Residential Rural Excess	Fair	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Residential Rural Excess	Poor	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	077 FT WAYNE ADAMS PARK NH EACS (64)	391005-077	AG/RURAL RES HOMESITES HARDING 077

Comments:	Neighborhood Factor:	1.0000
	Total Parcels:	67
	Res Avg Lot Size:	0.8700
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Residential Rural Homesite	Excellent	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Good	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Average	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Fair	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Poor	Acreage	29000.00		29000.00	29000.00		29000.00
Residential Rural Excess	Excellent	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Residential Rural Excess	Good	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Residential Rural Excess	Average	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Residential Rural Excess	Fair	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Residential Rural Excess	Poor	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	040 ADAMS PTC (67)	391101-040	RIVERHAVEN & ORCHARD PLACE GARDENS

Comments:
25p26 Per land to building study, changed land from 50 FF to 100 FF and 20000 per acre with 5000 res excess to 25000 per acre with 8000 res excess. Median was 10.12%, now 19.94%. Land last done in 2012. LIM

Neighborhood Factor:	0.7000
Total Parcels:	247
Res Avg Lot Size:	0.7955
Res Avg Lot Width:	40
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	132

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	50.00	50.00	50.00	100.00	100.00	100.00
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	50.00	50.00	50.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	25000.00	25000.00	25000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	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						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	039 ADAMS (12)	391201-039	RIDGEVIEW HEIGHTS

Comments:
25p26 Per land to building study, changed land from 145 FF to 250 FF. Median was 12.67%, now 21.99%. Land last done in 2012. LIM

Neighborhood Factor:	1.5400
Total Parcels:	87
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	145.00	145.00	145.00	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	145.00	145.00	145.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	391401-041	TIMBER CREEK SEC I - II

Comments:
23p24 Changed from FF to Sqft and added influences. LIM
25p26 Per land to building study, changed land from 1.40 sqft to 2.75. Median was 10.46%, now 20.35%. Land last done in 2023. LIM

Neighborhood Factor:	1.0000
Total Parcels:	104
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	63
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	63
C/I Avg Lot Depth:	132

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	1.40	1.40	1.40	2.75	2.75	2.75
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	391501-041	WINDSOR POINTE SEC I-II

Comments:
25p26 Per land to building study, changed land from 370 FF to 750 FF. Median was 10.37%, now 20.66%. Land last done in 2015. LIM

Neighborhood Factor:	1.3900
Total Parcels:	76
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	370.00	370.00	370.00	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	370.00	370.00	370.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	391601-041	CASTLEROCK

Comments:
25p26 Per land to building study, changed land from 350 FF to 750 FF. Median was 8.90%, now 18.97%. Land last done in 2012. LIM

Neighborhood Factor:	1.3900
Total Parcels:	102
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	350.00	350.00	350.00	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	350.00	350.00	350.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	410101-041	RIVERWALK SEC I

Comments:
24p25 New neighborhood created, \$3.60 base rate and added influences. LIM

Neighborhood Factor:	1.2700
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

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

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	410102-041	VILLAS AT RIVERWALK SEC I

Comments:
24p25 Added base rate and influences. LIM

Neighborhood Factor:	1.3700
Total Parcels:	30
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	3.85	3.85	3.85	3.85	3.85	3.85
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	411001-041	CROSSROADS NEW HAVEN

Comments:
25p26 New multiplex neighborhood. Sending to Chris because commercial. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	411101-041	HWY 24 & 30

Comments:
25p26 Per land to building study, changed land from 220 FF to 200 FF and 32500 per acre with 7500 res excess to 35000 per acre with 8000 res excess. Median was 16.09%, now 17.69%. Land last done in 2012. LIM

Neighborhood Factor:	1.3400
Total Parcels:	69
Res Avg Lot Size:	0.5700
Res Avg Lot Width:	70
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	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	220.00	220.00	220.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	32500.00	32500.00	32500.00	35000.00	35000.00	35000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7500.00	7500.00	7500.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	18000.00	18000.00	18000.00	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	4000.00	4000.00	4000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	411301-041	VICTORIA LAKES SEC I-IV

Comments:
 25p26 Added Sec IV, updated base rate to 2.70 per new lot pricing in neighborhood, adjusted cul-de-sac influence to -15 based on pricing. LIM
 22p23 added sec II-III - JAB
 25p26 Per land to building study, changed land from 2.10 sqft to 2.70 sqft. Median was 14.22%, now 20.30%. Land last done in 2022. LIM

Neighborhood Factor:	1.3900
Total Parcels:	146
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.10	2.10	2.10	2.70	2.70	2.70
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	411302-041	CANAL SQUARE

Comments:
 22p23 New Sub - site value for the townhomes set at \$15,000. JAB
 25p26 Per land to building study, changed land from 15000 per site to 49000 per site. Median was 6.32%, now 20.63%. Land last done in 2022. LIM

Neighborhood Factor:	1.3400
Total Parcels:	41
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	411501-041	QUAIL CREEK COUNTRY SEC I

Comments:

Neighborhood Factor:	1.5600
Total Parcels:	45
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	412101-041	TANGLEWOOD

Comments:
25p26 Per land to building study, changed land from 220 FF to 425 FF. Median was 10.63%, now 20.56%. Land last done in 2012. LIM

Neighborhood Factor:	1.6600
Total Parcels:	188
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	120

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	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	220.00	220.00	220.00	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						

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ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	412201-041	KELLERS

Comments:
25p26 Per land to building study, changed land from 220 FF to 350 FF. Median was 12.27%, now 19.41%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	41
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	55
Res Avg Lot Depth:	219
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	55
C/I Avg Lot Depth:	219

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	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	220.00	220.00	220.00	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						

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ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	412204-041	BENSMANS

Comments:
25p26 Per land to building study, changed land from 125 FF to 300 FF. Median was 7.66%, now %. Land last done in . LIM

Neighborhood Factor:	1.0000
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	58
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	101
C/I Avg Lot Depth:	108

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	125.00	125.00	125.00	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	125.00	125.00	125.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	412209-041	NEW HAVEN EAST

Comments:
25p26 Per land to building study, changed land from 255 FF to 500 FF. Median was 10.82%, now 21.02%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	355
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	58
C/I Avg Lot Depth:	139

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	255.00	255.00	255.00	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	255.00	255.00	255.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	412224-041	NEW HAVEN WEST

Comments:
25p26 Per land to building study, changed land from 220 FF to 450 FF. Median was 9.81%, now 19.78%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	219
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	139

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	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	220.00	220.00	220.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	412301-041	NEW HAVEN GARDENS & NORTHVIEW

Comments: 25p26 Per land to building study, changed land from 185 FF to 375 FF. Median was 9.59%, now 19.22%. Land last done in 2016. LIM	Neighborhood Factor: 1.8200 Total Parcels: 120 Res Avg Lot Size: 0.0000 Res Avg Lot Width: 70 Res Avg Lot Depth: 187 C/I Avg Lot Size: 0.0000 C/I Avg Lot Width: 70 C/I Avg Lot Depth: 187

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	185.00	185.00	185.00	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	185.00	185.00	185.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	412302-041	LAKES OF PINESTONE

Comments:
24p25 New Sub - LIM

Neighborhood Factor:	1.0000
Total Parcels:	28
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.85	2.85	2.85	2.85	2.85	2.85
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	412401-041	HIGHLAND TERRACE & HIGHLAND DOWNS

Comments:
25p26 Per land to building study, changed land from 225 FF to 450 FF. Median was 9.29%, now 18.51%. Land last done in 2010. LIM

Neighborhood Factor:	1.8200
Total Parcels:	566
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	126
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	126

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	225.00	225.00	225.00	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	225.00	225.00	225.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	412403-041	COUNTRY ESTATES

Comments:
25p26 Per land to building study, changed land from 230 FF to 450 FF. Median was 11.60%, now 22.71%. Land last done in 2012. LIM

Neighborhood Factor:	1.5800
Total Parcels:	87
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	190
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	190

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	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	230.00	230.00	230.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	412406-041	STRATTON PLACE & WERLINGS GROVE

Comments:
25p26 Per land to building study, changed land from 230 FF to 350 FF. Median was 12.76%, now 19.43%. Land last done in 2012. LIM

Neighborhood Factor:	1.5500
Total Parcels:	77
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	190
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	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	230.00	230.00	230.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	412408-041	GREENWOOD LAKES 041

Comments:
22p23 added Sec V - JAB
23p24 added Sec VI - LIM
23p24 Changed from FF to Sqft - LIM
25p26 Per land to building study, changed land from 2.25 sqft to 2.50 sqft. Median was 16.79%, now 18.51%. Land last done in 2023. LIM

Neighborhood Factor:	1.2900
Total Parcels:	132
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	404.00	404.00	404.00	404.00	404.00	404.00
Comm & Ind Primary	All	Square Foot	2.25	2.25	2.25	2.50	2.50	2.50
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	404.00	404.00	404.00	404.00	404.00	404.00
Residential Homesite	All	Square Foot	2.25	2.25	2.25	2.50	2.50	2.50
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	412409-041	GREENWOOD LAKES VILLAS 041

Comments:
25p26 Per land to building study, changed land from 355 FF to 775 FF. Median was 8.32%, now 18.15%. Land last done in 2019. LIM

Neighborhood Factor:	1.1700
Total Parcels:	36
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	127

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	355.00	355.00	355.00	775.00	775.00	775.00
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	102 NH-JEFFERSON GREENWOOD LAKES	412409-102	GREENWOOD LAKES VILLAS 102

Comments:

Neighborhood Factor:	1.1700
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	127

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	355.00	355.00	355.00	355.00	355.00	355.00
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	412410-041	ARBOR PARK

Comments:

Neighborhood Factor:	0.8500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	412411-041	KENNEBEC SEC I

Comments:
24p25 Created new NBHD for just residential, Villas have separate NBHD. LIM

Neighborhood Factor:	1.2700
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	412412-041	KENNEBEC VILLAS

Comments:
24p25 Created new sub for Kennebec Villas. LIM

Neighborhood Factor:	1.5000
Total Parcels:	30
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	4.60	4.60	4.60	4.60	4.60	4.60
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	412501-041	LAKES OF SCARBOROUGH

Comments:
25p26 Per land to building study, changed land from 300 FF to 550 FF. Median was 11.28%, now 20.68%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	216
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	139

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	300.00	300.00	300.00	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	300.00	300.00	300.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	412502-041	LAKES OF SCARBOROUGH VILLAS

Comments:
25p26 Per land to building study, changed land from 300 FF to 575 FF. Median was 10.87%, now 20.85%. Land last done in 2013. LIM

Neighborhood Factor:	1.4800
Total Parcels:	34
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	300.00	300.00	300.00	575.00	575.00	575.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	575.00	575.00	575.00
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	412601-041	ARROWHAVEN

Comments:
25p26 Per land to building study, changed land from 405 FF to 600 FF. Median was 12.70%, now 18.82%. Land last done in 2012. LIM

Neighborhood Factor:	1.3400
Total Parcels:	144
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	137
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	137

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	405.00	405.00	405.00	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	405.00	405.00	405.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	412605-041	WOODRIDGE

Comments:
25p26 Per land to building study, changed land from 350 FF to 500 FF. Median was 10.31%, now 19.11%. Land last done in 2012. LIM

Neighborhood Factor:	1.4200
Total Parcels:	128
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	270.00	270.00	270.00	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	270.00	270.00	270.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	412608-041	VALLEY CREEK

Comments:
25p26 Per land to building study, changed land from 255 FF to 500 FF. Median was 11.30%, now 20.12%. Land last done in 2012. LIM

Neighborhood Factor:	1.2000
Total Parcels:	60
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	255.00	255.00	255.00	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	255.00	255.00	255.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	412701-041	LAKEWOOD ESTATES

Comments:
25p26 Per land to building study, changed land from 32500 per acre with 7500 res excess to 75000 per acre with 12000 res excess. Median was 9.69%, now 21.80%. Land last done in 2012. LIM

Neighborhood Factor:	1.1400
Total Parcels:	50
Res Avg Lot Size:	0.9900
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
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	25000.00	35000.00	30000.00	75000.00	75000.00	75000.00
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	6000.00	6000.00	6000.00	12000.00	12000.00	12000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	412701-041	LAKEWOOD ESTATES

Comments:
25p26 Per land to building study, changed land from 32500 per acre with 7500 res excess to 75000 per acre with 12000 res excess. Median was 9.69%, now 21.80%. Land last done in 2012. LIM

Neighborhood Factor:	1.1400
Total Parcels:	50
Res Avg Lot Size:	0.9900
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7500.00	7500.00	7500.00	12000.00	12000.00	12000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	25000.00	35000.00	30000.00	75000.00	75000.00	75000.00
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	6000.00	6000.00	6000.00	12000.00	12000.00	12000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	412701-041	LAKEWOOD ESTATES

Comments:
25p26 Per land to building study, changed land from 32500 per acre with 7500 res excess to 75000 per acre with 12000 res excess. Median was 9.69%, now 21.80%. Land last done in 2012. LIM

Neighborhood Factor:	1.1400
Total Parcels:	50
Res Avg Lot Size:	0.9900
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	32500.00	32500.00	32500.00	75000.00	75000.00	75000.00
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	25000.00	35000.00	30000.00	75000.00	75000.00	75000.00
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	6000.00	6000.00	6000.00	12000.00	12000.00	12000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	412701-041	LAKEWOOD ESTATES

Comments:
25p26 Per land to building study, changed land from 32500 per acre with 7500 res excess to 75000 per acre with 12000 res excess. Median was 9.69%, now 21.80%. Land last done in 2012. LIM

Neighborhood Factor:	1.1400
Total Parcels:	50
Res Avg Lot Size:	0.9900
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	32500.00	32500.00	32500.00	75000.00	75000.00	75000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7500.00	7500.00	7500.00	12000.00	12000.00	12000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	25000.00	35000.00	30000.00	75000.00	75000.00	75000.00
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	6000.00	6000.00	6000.00	12000.00	12000.00	12000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	412801-041	MEADOWBROOK, HEATHERWOOD, & WOODVIEW

Comments:
25p26 Per land to building study, changed land from 180 FF to 400 FF. Median was 8.85%, now 19.37%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	661
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	180.00	180.00	180.00	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	180.00	180.00	180.00	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						

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ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	412807-041	SHERBROOK PARK & PRESIDENTIAL VILLAGE

Comments:
25p26 Per land to building study, changed land from 205 FF to 425 FF. Median was 9.11%, now 18.63%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	163
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	115
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	115

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	205.00	205.00	205.00	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	205.00	205.00	205.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	412902-041	SUNNYMEDE

Comments:
25p26 Per land to building study, changed land from 190 FF to 400 FF. Median was 9.34%, now 19.66%. Land last done in 2012. LIM

Neighborhood Factor:	1.7800
Total Parcels:	216
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	190.00	190.00	190.00	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	190.00	190.00	190.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	413001-041	WAYNE HAVEN

Comments:
25p26 Per land to building study, changed land from 95 FF to 200 FF. Median was 10.04%, now 21.03%. Land last done in 2012. LIM

Neighborhood Factor:	1.0200
Total Parcels:	39
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	189
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	189

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	95.00	95.00	95.00	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	95.00	95.00	95.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	413101-041	ASHFORD LAKES

Comments:
25p26 Per land to building study, changed land from 350 FF with 4000 res excess to 700 FF with 7000 res excess. Median was 9.56%, now 19.08%.
Land last done in 2015. LIM

Neighborhood Factor:	1.2000
Total Parcels:	159
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	131

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	350.00	350.00	350.00	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	350.00	350.00	350.00	700.00	700.00	700.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	7000.00	7000.00	7000.00
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	7000.00	7000.00	7000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	413102-041	ASHFORD LAKES VILLAS

Comments:
25p26 Per land to building study, changed land from 455 FF with 4000 res excess to 850 FF with 7000 res excess. Median was 10.84%, now 20.25%. Land last done in 2014. LIM

Neighborhood Factor:	1.3100
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	131

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	455.00	455.00	455.00	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	455.00	455.00	455.00	850.00	850.00	850.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	7000.00	7000.00	7000.00
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	7000.00	7000.00	7000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	413203-041	FAIRVIEW

Comments:
25p26 Per land to building study, changed land from 265 FF to 550 FF. Median was 9.98%, now 20.57%. Land last done in 2012. LIM

Neighborhood Factor:	1.5400
Total Parcels:	190
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	265.00	265.00	265.00	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	265.00	265.00	265.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	413401-041	LANDIN PK

Comments:
Updated land rates for 14p15. JH
25p26 Per land to building study, changed land from 430 FF to 825 FF. Median was 10.37%, now 19.93%. Land last done in 2014. LIM

Neighborhood Factor:	1.3000
Total Parcels:	57
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	147
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	147

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	430.00	430.00	430.00	825.00	825.00	825.00
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						

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	420301-042	TULLYMORE RUN SEC I

Comments:	Neighborhood Factor:	1.3200
	Total Parcels:	39
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.95	2.95	2.95	2.95	2.95	2.95
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						

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	420302-042	TULLYMORE RUN VILLAS SEC I

Comments:

Neighborhood Factor:	1.5200
Total Parcels:	21
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

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

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	420303-042	TULLYMORE RUN SEC II

Comments:

Neighborhood Factor:	1.3200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	420304-042	TULLYMORE RUN SEC III

Comments:

Neighborhood Factor:	1.3200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	3.65	3.65	3.65	3.65	3.65	3.65
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	420601-042	DEER HOLLOW SEC I

Comments:
Entry lots are lots 1-4, 36

Neighborhood Factor:	1.4000
Total Parcels:	45
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	1.65	1.65	1.65	1.65	1.65	1.65
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	0.25	0.25	0.25	0.25	0.25	0.25
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	420602-042	DEER HOLLOW SEC II

Comments:

Neighborhood Factor:	1.4000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.09	2.09	2.09	2.09	2.09	2.09
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	0.25	0.25	0.25	0.25	0.25	0.25
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	420603-042	SILVER LEAF ESTATES SEC I

Comments:
21p22 Changed pricing method to sqft when sec II was added. JAB

Neighborhood Factor:	1.4000
Total Parcels:	39
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.30	2.30	2.30	2.30	2.30	2.30
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	0.55	0.55	0.55	0.55	0.55	0.55
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	420604-042	SILVER LEAF ESTATES SEC II-III

Comments:
Added Sec III and made adjustments to influences and base rate for 22p23 - JAB

Neighborhood Factor:	1.4000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	1.25	1.25	1.25	1.25	1.25	1.25
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421001-042	TULLYMORE RUN SEC IV-V

Comments:
22p23 New sub sec IV-V - JAB

Neighborhood Factor:	1.3200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.95	2.95	2.95	2.95	2.95	2.95
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	1.25	1.25	1.25	1.25	1.25	1.25
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421002-042	LEGENDS POINTE

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	7
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	1.25	1.25	1.25	1.25	1.25	1.25
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421003-042	LAKE RIVER ESTATES WEST SEC II

Comments:

Neighborhood Factor:	1.8700
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	98
Res Avg Lot Depth:	98
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	98
C/I Avg Lot Depth:	98

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	245.00	245.00	245.00	245.00	245.00	245.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	245.00	245.00	245.00	245.00	245.00	245.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421018-042	AG/RURAL RES HOMESITES 02 (042)

Comments:
 19p20 Base Rates Changed: Homesite 55,000 to 60,000 Res Excess 13,000 to 15,000
 24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by \$5,000 (33%) to \$20,000. Increased homesite by \$5,000 as well indicating the cost to improve is still roughly \$45,000. Rates will need to be increased incrementally each year until values are up to market. JAB
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1057
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	55000.00	55000.00	55000.00	55000.00	55000.00	55000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	13000.00	13000.00	13000.00	13000.00	13000.00	13000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421018-042	AG/RURAL RES HOMESITES 02 (042)

Comments:
 19p20 Base Rates Changed: Homesite 55,000 to 60,000 Res Excess 13,000 to 15,000
 24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by \$5,000 (33%) to \$20,000. Increased homesite by \$5,000 as well indicating the cost to improve is still roughly \$45,000. Rates will need to be increased incrementally each year until values are up to market. JAB
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1057
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	55000.00	55000.00	55000.00	55000.00	55000.00	55000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	13000.00	13000.00	13000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421018-042	AG/RURAL RES HOMESITES 02 (042)

Comments:

19p20 Base Rates Changed: Homesite 55,000 to 60,000 Res Excess 13,000 to 15,000
24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by \$5,000 (33%) to \$20,000. Increased homesite by \$5,000 as well indicating the cost to improve is still roughly \$45,000. Rates will need to be increased incrementally each year until values are up to market. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1057
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	55000.00	55000.00	55000.00	55000.00	55000.00	55000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	13000.00	13000.00	13000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421018-042	AG/RURAL RES HOMESITES 02 (042)

Comments:
 19p20 Base Rates Changed: Homesite 55,000 to 60,000 Res Excess 13,000 to 15,000
 24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by \$5,000 (33%) to \$20,000. Increased homesite by \$5,000 as well indicating the cost to improve is still roughly \$45,000. Rates will need to be increased incrementally each year until values are up to market. JAB
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1057
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	55000.00	55000.00	55000.00	55000.00	55000.00	55000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421018-042	AG/RURAL RES HOMESITES 02 (042)

Comments:
 19p20 Base Rates Changed: Homesite 55,000 to 60,000 Res Excess 13,000 to 15,000
 24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by \$5,000 (33%) to \$20,000. Increased homesite by \$5,000 as well indicating the cost to improve is still roughly \$45,000. Rates will need to be increased incrementally each year until values are up to market. JAB
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1057
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	65000.00	65000.00	65000.00	55000.00	55000.00	55000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	13000.00	13000.00	13000.00	13000.00	13000.00	13000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421018-042	AG/RURAL RES HOMESITES 02 (042)

Comments:
 19p20 Base Rates Changed: Homesite 55,000 to 60,000 Res Excess 13,000 to 15,000
 24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by \$5,000 (33%) to \$20,000. Increased homesite by \$5,000 as well indicating the cost to improve is still roughly \$45,000. Rates will need to be increased incrementally each year until values are up to market. JAB
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1057
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	65000.00	65000.00	65000.00	55000.00	55000.00	55000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	13000.00	13000.00	13000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421018-042	AG/RURAL RES HOMESITES 02 (042)

Comments:
 19p20 Base Rates Changed: Homesite 55,000 to 60,000 Res Excess 13,000 to 15,000
 24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by \$5,000 (33%) to \$20,000. Increased homesite by \$5,000 as well indicating the cost to improve is still roughly \$45,000. Rates will need to be increased incrementally each year until values are up to market. JAB
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1057
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	65000.00	65000.00	65000.00	55000.00	55000.00	55000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	13000.00	13000.00	13000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421018-042	AG/RURAL RES HOMESITES 02 (042)

Comments:
 19p20 Base Rates Changed: Homesite 55,000 to 60,000 Res Excess 13,000 to 15,000
 24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by \$5,000 (33%) to \$20,000. Increased homesite by \$5,000 as well indicating the cost to improve is still roughly \$45,000. Rates will need to be increased incrementally each year until values are up to market. JAB
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1057
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	65000.00	65000.00	65000.00	55000.00	55000.00	55000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421018-042	AG/RURAL RES HOMESITES 02 (042)

Comments:

19p20 Base Rates Changed: Homesite 55,000 to 60,000 Res Excess 13,000 to 15,000
24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by \$5,000 (33%) to \$20,000. Increased homesite by \$5,000 as well indicating the cost to improve is still roughly \$45,000. Rates will need to be increased incrementally each year until values are up to market. JAB
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1057
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	55000.00	55000.00	55000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	13000.00	13000.00	13000.00	13000.00	13000.00	13000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421018-042	AG/RURAL RES HOMESITES 02 (042)

Comments:
 19p20 Base Rates Changed: Homesite 55,000 to 60,000 Res Excess 13,000 to 15,000
 24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by \$5,000 (33%) to \$20,000. Increased homesite by \$5,000 as well indicating the cost to improve is still roughly \$45,000. Rates will need to be increased incrementally each year until values are up to market. JAB
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1057
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	55000.00	55000.00	55000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	13000.00	13000.00	13000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421018-042	AG/RURAL RES HOMESITES 02 (042)

Comments:
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Neighborhood Factor:	1.0000
Total Parcels:	1057
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
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Comm & Ind Secondary	All	Acreage						
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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	55000.00	55000.00	55000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	13000.00	13000.00	13000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421018-042	AG/RURAL RES HOMESITES 02 (042)

Comments:
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 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1057
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	55000.00	55000.00	55000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421018-042	AG/RURAL RES HOMESITES 02 (042)

Comments:
 19p20 Base Rates Changed: Homesite 55,000 to 60,000 Res Excess 13,000 to 15,000
 24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by \$5,000 (33%) to \$20,000. Increased homesite by \$5,000 as well indicating the cost to improve is still roughly \$45,000. Rates will need to be increased incrementally each year until values are up to market. JAB
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1057
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	13000.00	13000.00	13000.00	13000.00	13000.00	13000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421018-042	AG/RURAL RES HOMESITES 02 (042)

Comments:
 19p20 Base Rates Changed: Homesite 55,000 to 60,000 Res Excess 13,000 to 15,000
 24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by \$5,000 (33%) to \$20,000. Increased homesite by \$5,000 as well indicating the cost to improve is still roughly \$45,000. Rates will need to be increased incrementally each year until values are up to market. JAB
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1057
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	13000.00	13000.00	13000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421018-042	AG/RURAL RES HOMESITES 02 (042)

Comments:
 19p20 Base Rates Changed: Homesite 55,000 to 60,000 Res Excess 13,000 to 15,000
 24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by \$5,000 (33%) to \$20,000. Increased homesite by \$5,000 as well indicating the cost to improve is still roughly \$45,000. Rates will need to be increased incrementally each year until values are up to market. JAB
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1057
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	13000.00	13000.00	13000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421018-042	AG/RURAL RES HOMESITES 02 (042)

Comments:

19p20 Base Rates Changed: Homesite 55,000 to 60,000 Res Excess 13,000 to 15,000
 24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by \$5,000 (33%) to \$20,000. Increased homesite by \$5,000 as well indicating the cost to improve is still roughly \$45,000. Rates will need to be increased incrementally each year until values are up to market. JAB
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1057
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421019-042	AG/RURAL RES HOMESITES 01 (042)

Comments:
 10p11 \$30,000 Homesite - \$6,000 Res excess
 12p13 \$41,000 Homesite - \$8,000 Res excess
 19p20 \$55,000 Homesite - \$12,000 Res excess
 24p25 \$60,000 Homesite - \$15,000 Res excess - increased rate per sales in Cedar Creek Township. JAB
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
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	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421019-042	AG/RURAL RES HOMESITES 01 (042)

Comments: 10p11 \$30,000 Homesite - \$6,000 Res excess 12p13 \$41,000 Homesite - \$8,000 Res excess 19p20 \$55,000 Homesite - \$12,000 Res excess 24p25 \$60,000 Homesite - \$15,000 Res excess - increased rate per sales in Cedar Creek Township. JAB Applied graduated scale	Neighborhood Factor:	1.0000
	Total Parcels:	1200
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421019-042	AG/RURAL RES HOMESITES 01 (042)

Comments:
 10p11 \$30,000 Homesite - \$6,000 Res excess
 12p13 \$41,000 Homesite - \$8,000 Res excess
 19p20 \$55,000 Homesite - \$12,000 Res excess
 24p25 \$60,000 Homesite - \$15,000 Res excess - increased rate per sales in Cedar Creek Township. JAB
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421019-042	AG/RURAL RES HOMESITES 01 (042)

Comments:
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 19p20 \$55,000 Homesite - \$12,000 Res excess
 24p25 \$60,000 Homesite - \$15,000 Res excess - increased rate per sales in Cedar Creek Township. JAB
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421019-042	AG/RURAL RES HOMESITES 01 (042)

Comments:
 10p11 \$30,000 Homesite - \$6,000 Res excess
 12p13 \$41,000 Homesite - \$8,000 Res excess
 19p20 \$55,000 Homesite - \$12,000 Res excess
 24p25 \$60,000 Homesite - \$15,000 Res excess - increased rate per sales in Cedar Creek Township. JAB
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00
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	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421019-042	AG/RURAL RES HOMESITES 01 (042)

Comments:
 10p11 \$30,000 Homesite - \$6,000 Res excess
 12p13 \$41,000 Homesite - \$8,000 Res excess
 19p20 \$55,000 Homesite - \$12,000 Res excess
 24p25 \$60,000 Homesite - \$15,000 Res excess - increased rate per sales in Cedar Creek Township. JAB
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421019-042	AG/RURAL RES HOMESITES 01 (042)

Comments:
 10p11 \$30,000 Homesite - \$6,000 Res excess
 12p13 \$41,000 Homesite - \$8,000 Res excess
 19p20 \$55,000 Homesite - \$12,000 Res excess
 24p25 \$60,000 Homesite - \$15,000 Res excess - increased rate per sales in Cedar Creek Township. JAB
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421019-042	AG/RURAL RES HOMESITES 01 (042)

Comments:
 10p11 \$30,000 Homesite - \$6,000 Res excess
 12p13 \$41,000 Homesite - \$8,000 Res excess
 19p20 \$55,000 Homesite - \$12,000 Res excess
 24p25 \$60,000 Homesite - \$15,000 Res excess - increased rate per sales in Cedar Creek Township. JAB
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421019-042	AG/RURAL RES HOMESITES 01 (042)

Comments:
 10p11 \$30,000 Homesite - \$6,000 Res excess
 12p13 \$41,000 Homesite - \$8,000 Res excess
 19p20 \$55,000 Homesite - \$12,000 Res excess
 24p25 \$60,000 Homesite - \$15,000 Res excess - increased rate per sales in Cedar Creek Township. JAB
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00	60000.00	60000.00	60000.00
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	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421019-042	AG/RURAL RES HOMESITES 01 (042)

Comments:
 10p11 \$30,000 Homesite - \$6,000 Res excess
 12p13 \$41,000 Homesite - \$8,000 Res excess
 19p20 \$55,000 Homesite - \$12,000 Res excess
 24p25 \$60,000 Homesite - \$15,000 Res excess - increased rate per sales in Cedar Creek Township. JAB
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421019-042	AG/RURAL RES HOMESITES 01 (042)

Comments:
 10p11 \$30,000 Homesite - \$6,000 Res excess
 12p13 \$41,000 Homesite - \$8,000 Res excess
 19p20 \$55,000 Homesite - \$12,000 Res excess
 24p25 \$60,000 Homesite - \$15,000 Res excess - increased rate per sales in Cedar Creek Township. JAB
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421019-042	AG/RURAL RES HOMESITES 01 (042)

Comments: 10p11 \$30,000 Homesite - \$6,000 Res excess 12p13 \$41,000 Homesite - \$8,000 Res excess 19p20 \$55,000 Homesite - \$12,000 Res excess 24p25 \$60,000 Homesite - \$15,000 Res excess - increased rate per sales in Cedar Creek Township. JAB Applied graduated scale	Neighborhood Factor:	1.0000
	Total Parcels:	1200
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421019-042	AG/RURAL RES HOMESITES 01 (042)

Comments: 10p11 \$30,000 Homesite - \$6,000 Res excess 12p13 \$41,000 Homesite - \$8,000 Res excess 19p20 \$55,000 Homesite - \$12,000 Res excess 24p25 \$60,000 Homesite - \$15,000 Res excess - increased rate per sales in Cedar Creek Township. JAB Applied graduated scale	Neighborhood Factor:	1.0000
	Total Parcels:	1200
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>					
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421019-042	AG/RURAL RES HOMESITES 01 (042)					
Comments: 10p11 \$30,000 Homesite - \$6,000 Res excess 12p13 \$41,000 Homesite - \$8,000 Res excess 19p20 \$55,000 Homesite - \$12,000 Res excess 24p25 \$60,000 Homesite - \$15,000 Res excess - increased rate per sales in Cedar Creek Township. JAB Applied graduated scale			Neighborhood Factor:1.0000 Total Parcels:1200 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					
<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	15000.00	15000.00	15000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421019-042	AG/RURAL RES HOMESITES 01 (042)

Comments:
 10p11 \$30,000 Homesite - \$6,000 Res excess
 12p13 \$41,000 Homesite - \$8,000 Res excess
 19p20 \$55,000 Homesite - \$12,000 Res excess
 24p25 \$60,000 Homesite - \$15,000 Res excess - increased rate per sales in Cedar Creek Township. JAB
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	8000.00	8000.00	8000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421019-042	AG/RURAL RES HOMESITES 01 (042)

Comments:
 10p11 \$30,000 Homesite - \$6,000 Res excess
 12p13 \$41,000 Homesite - \$8,000 Res excess
 19p20 \$55,000 Homesite - \$12,000 Res excess
 24p25 \$60,000 Homesite - \$15,000 Res excess - increased rate per sales in Cedar Creek Township. JAB
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	1200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	043 GRABILL (40)	421019-043	AG/RURAL RES HOMESITES 01 (043)

Comments:
 18p19 - \$41,000 - Homesite \$8,000 Res excess
 19p20 - \$55,000 - Homesite \$12,000 Res excess
 24p25 - \$60,000 - Homesite \$15,000 Res excess - Rate increased to due recent sales in Cedar Creek Township - Over 4 years 10% increase to homesite or 2.5% per year and 25% increase to res excess or 6.25% per year. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.4000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
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	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	043 GRABILL (40)	421019-043	AG/RURAL RES HOMESITES 01 (043)

Comments:
 18p19 - \$41,000 - Homesite \$8,000 Res excess
 19p20 - \$55,000 - Homesite \$12,000 Res excess
 24p25 - \$60,000 - Homesite \$15,000 Res excess - Rate increased to due recent sales in Cedar Creek Township - Over 4 years 10% increase to homesite or 2.5% per year and 25% increase to res excess or 6.25% per year. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.4000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	043 GRABILL (40)	421019-043	AG/RURAL RES HOMESITES 01 (043)

Comments:
 18p19 - \$41,000 - Homesite \$8,000 Res excess
 19p20 - \$55,000 - Homesite \$12,000 Res excess
 24p25 - \$60,000 - Homesite \$15,000 Res excess - Rate increased to due recent sales in Cedar Creek Township - Over 4 years 10% increase to homesite or 2.5% per year and 25% increase to res excess or 6.25% per year. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.4000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	043 GRABILL (40)	421019-043	AG/RURAL RES HOMESITES 01 (043)

Comments:
 18p19 - \$41,000 - Homesite \$8,000 Res excess
 19p20 - \$55,000 - Homesite \$12,000 Res excess
 24p25 - \$60,000 - Homesite \$15,000 Res excess - Rate increased to due recent sales in Cedar Creek Township - Over 4 years 10% increase to homesite or 2.5% per year and 25% increase to res excess or 6.25% per year. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.4000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	043 GRABILL (40)	421019-043	AG/RURAL RES HOMESITES 01 (043)

Comments:
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Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.4000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00
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	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	043 GRABILL (40)	421019-043	AG/RURAL RES HOMESITES 01 (043)

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Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.4000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	043 GRABILL (40)	421019-043	AG/RURAL RES HOMESITES 01 (043)

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Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.4000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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Neighborhood Factor:	1.0000
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Res Avg Lot Size:	0.4000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
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Comm & Ind Primary	All	Acreage						
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Comm & Ind Secondary	All	Acreage						
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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	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	41000.00	41000.00	41000.00	60000.00	60000.00	60000.00
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	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

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C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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Residential Homesite	All	Front Foot						
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Residential Homesite	All	Acreage	41000.00	41000.00	41000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

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Res Avg Lot Depth:	0
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C/I Avg Lot Width:	0
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<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	41000.00	41000.00	41000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	043 GRABILL (40)	421019-043	AG/RURAL RES HOMESITES 01 (043)

Comments:
 18p19 - \$41,000 - Homesite \$8,000 Res excess
 19p20 - \$55,000 - Homesite \$12,000 Res excess
 24p25 - \$60,000 - Homesite \$15,000 Res excess - Rate increased to due recent sales in Cedar Creek Township - Over 4 years 10% increase to homesite or 2.5% per year and 25% increase to res excess or 6.25% per year. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.4000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	043 GRABILL (40)	421019-043	AG/RURAL RES HOMESITES 01 (043)

Comments:
 18p19 - \$41,000 - Homesite \$8,000 Res excess
 19p20 - \$55,000 - Homesite \$12,000 Res excess
 24p25 - \$60,000 - Homesite \$15,000 Res excess - Rate increased to due recent sales in Cedar Creek Township - Over 4 years 10% increase to homesite or 2.5% per year and 25% increase to res excess or 6.25% per year. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.4000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	043 GRABILL (40)	421019-043	AG/RURAL RES HOMESITES 01 (043)

Comments:
 18p19 - \$41,000 - Homesite \$8,000 Res excess
 19p20 - \$55,000 - Homesite \$12,000 Res excess
 24p25 - \$60,000 - Homesite \$15,000 Res excess - Rate increased to due recent sales in Cedar Creek Township - Over 4 years 10% increase to homesite or 2.5% per year and 25% increase to res excess or 6.25% per year. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.4000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	15000.00	15000.00	15000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	043 GRABILL (40)	421019-043	AG/RURAL RES HOMESITES 01 (043)

Comments:
 18p19 - \$41,000 - Homesite \$8,000 Res excess
 19p20 - \$55,000 - Homesite \$12,000 Res excess
 24p25 - \$60,000 - Homesite \$15,000 Res excess - Rate increased to due recent sales in Cedar Creek Township - Over 4 years 10% increase to homesite or 2.5% per year and 25% increase to res excess or 6.25% per year. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.4000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	8000.00	8000.00	8000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	043 GRABILL (40)	421019-043	AG/RURAL RES HOMESITES 01 (043)

Comments:
 18p19 - \$41,000 - Homesite \$8,000 Res excess
 19p20 - \$55,000 - Homesite \$12,000 Res excess
 24p25 - \$60,000 - Homesite \$15,000 Res excess - Rate increased to due recent sales in Cedar Creek Township - Over 4 years 10% increase to homesite or 2.5% per year and 25% increase to res excess or 6.25% per year. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	27
Res Avg Lot Size:	0.4000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421019-082	AG/RURAL RES HOMESITES 01 (082)

Comments:
 19p20 Homesite base rate increased from \$41,000 to \$55,000 and excess rate increased from \$8,000 to \$12,000
 24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by \$8,000 (66%) to \$20,000. Increased homesite by \$10,000 to make rate consistent with the other Cedar Creek Rural neighborhood 421018-042. Rates will need to be increased incrementally each year until values are up to market. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	344
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
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	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421019-082	AG/RURAL RES HOMESITES 01 (082)

Comments:
 19p20 Homesite base rate increased from \$41,000 to \$55,000 and excess rate increased from \$8,000 to \$12,000
 24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by \$8,000 (66%) to \$20,000. Increased homesite by \$10,000 to make rate consistent with the other Cedar Creek Rural neighborhood 421018-042. Rates will need to be increased incrementally each year until values are up to market. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	344
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421019-082	AG/RURAL RES HOMESITES 01 (082)

Comments:
 19p20 Homesite base rate increased from \$41,000 to \$55,000 and excess rate increased from \$8,000 to \$12,000
 24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by \$8,000 (66%) to \$20,000. Increased homesite by \$10,000 to make rate consistent with the other Cedar Creek Rural neighborhood 421018-042. Rates will need to be increased incrementally each year until values are up to market. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	344
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421019-082	AG/RURAL RES HOMESITES 01 (082)

Comments:
 19p20 Homesite base rate increased from \$41,000 to \$55,000 and excess rate increased from \$8,000 to \$12,000
 24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by \$8,000 (66%) to \$20,000. Increased homesite by \$10,000 to make rate consistent with the other Cedar Creek Rural neighborhood 421018-042. Rates will need to be increased incrementally each year until values are up to market. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	344
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421019-082	AG/RURAL RES HOMESITES 01 (082)

Comments:

19p20 Homesite base rate increased from \$41,000 to \$55,000 and excess rate increased from \$8,000 to \$12,000

24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by \$8,000 (66%) to \$20,000. Increased homesite by \$10,000 to make rate consistent with the other Cedar Creek Rural neighborhood 421018-042. Rates will need to be increased incrementally each year until values are up to market. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	344
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	65000.00	65000.00	65000.00	41000.00	41000.00	41000.00
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	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421019-082	AG/RURAL RES HOMESITES 01 (082)

Comments:

19p20 Homesite base rate increased from \$41,000 to \$55,000 and excess rate increased from \$8,000 to \$12,000

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Neighborhood Factor:	1.0000
Total Parcels:	344
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	65000.00	65000.00	65000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421019-082	AG/RURAL RES HOMESITES 01 (082)

Comments:
 19p20 Homesite base rate increased from \$41,000 to \$55,000 and excess rate increased from \$8,000 to \$12,000
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Neighborhood Factor:	1.0000
Total Parcels:	344
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	65000.00	65000.00	65000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421019-082	AG/RURAL RES HOMESITES 01 (082)

Comments:

19p20 Homesite base rate increased from \$41,000 to \$55,000 and excess rate increased from \$8,000 to \$12,000

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Neighborhood Factor:	1.0000
Total Parcels:	344
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	65000.00	65000.00	65000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421019-082	AG/RURAL RES HOMESITES 01 (082)

Comments:
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Neighborhood Factor:	1.0000
Total Parcels:	344
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00	65000.00	65000.00	65000.00
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	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421019-082	AG/RURAL RES HOMESITES 01 (082)

Comments:

19p20 Homesite base rate increased from \$41,000 to \$55,000 and excess rate increased from \$8,000 to \$12,000

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Neighborhood Factor:	1.0000
Total Parcels:	344
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421019-082	AG/RURAL RES HOMESITES 01 (082)

Comments:
 19p20 Homesite base rate increased from \$41,000 to \$55,000 and excess rate increased from \$8,000 to \$12,000
 24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by \$8,000 (66%) to \$20,000. Increased homesite by \$10,000 to make rate consistent with the other Cedar Creek Rural neighborhood 421018-042. Rates will need to be increased incrementally each year until values are up to market. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	344
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421019-082	AG/RURAL RES HOMESITES 01 (082)

Comments:

19p20 Homesite base rate increased from \$41,000 to \$55,000 and excess rate increased from \$8,000 to \$12,000

24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by \$8,000 (66%) to \$20,000. Increased homesite by \$10,000 to make rate consistent with the other Cedar Creek Rural neighborhood 421018-042. Rates will need to be increased incrementally each year until values are up to market. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	344
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	41000.00	41000.00	41000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421019-082	AG/RURAL RES HOMESITES 01 (082)

Comments:

19p20 Homesite base rate increased from \$41,000 to \$55,000 and excess rate increased from \$8,000 to \$12,000

24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by \$8,000 (66%) to \$20,000. Increased homesite by \$10,000 to make rate consistent with the other Cedar Creek Rural neighborhood 421018-042. Rates will need to be increased incrementally each year until values are up to market. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	344
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
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	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421019-082	AG/RURAL RES HOMESITES 01 (082)

Comments:

19p20 Homesite base rate increased from \$41,000 to \$55,000 and excess rate increased from \$8,000 to \$12,000

24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by \$8,000 (66%) to \$20,000. Increased homesite by \$10,000 to make rate consistent with the other Cedar Creek Rural neighborhood 421018-042. Rates will need to be increased incrementally each year until values are up to market. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	344
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421019-082	AG/RURAL RES HOMESITES 01 (082)

Comments:
 19p20 Homesite base rate increased from \$41,000 to \$55,000 and excess rate increased from \$8,000 to \$12,000
 24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by \$8,000 (66%) to \$20,000. Increased homesite by \$10,000 to make rate consistent with the other Cedar Creek Rural neighborhood 421018-042. Rates will need to be increased incrementally each year until values are up to market. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	344
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421019-082	AG/RURAL RES HOMESITES 01 (082)

Comments:

19p20 Homesite base rate increased from \$41,000 to \$55,000 and excess rate increased from \$8,000 to \$12,000

24p25 increased base rates per Ratio Study: Ratio study ran with 2023 sales indicated a 200% increase in excess residential land. Increased res excess rate by \$8,000 (66%) to \$20,000. Increased homesite by \$10,000 to make rate consistent with the other Cedar Creek Rural neighborhood 421018-042. Rates will need to be increased incrementally each year until values are up to market. Applied graduated scale JAB

Neighborhood Factor:	1.0000
Total Parcels:	344
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Good	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Average	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Fair	Acreage	65000.00	65000.00	65000.00	65000.00	65000.00	65000.00
Residential Rural Homesite	Poor	Acreage	65000.00		65000.00	65000.00		65000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421020-042	A-RURAL

Comments: 10p11 \$30,000 Homesite - \$6,000 Res excess 12p13 \$41,000 Homesite - \$8,000 Res excess 19p20 \$55,000 Homesite - \$12,000 Res excess 24p25 \$60,000 Homesite - \$15,000 Res excess Applied graduated scale	Neighborhood Factor:	1.0000
	Total Parcels:	131
	Res Avg Lot Size:	1.6200
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
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	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421020-042	A-RURAL

Comments:

10p11 \$30,000 Homesite - \$6,000 Res excess
 12p13 \$41,000 Homesite - \$8,000 Res excess
 19p20 \$55,000 Homesite - \$12,000 Res excess
 24p25 \$60,000 Homesite - \$15,000 Res excess
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	131
Res Avg Lot Size:	1.6200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421020-042	A-RURAL

Comments:
 10p11 \$30,000 Homesite - \$6,000 Res excess
 12p13 \$41,000 Homesite - \$8,000 Res excess
 19p20 \$55,000 Homesite - \$12,000 Res excess
 24p25 \$60,000 Homesite - \$15,000 Res excess
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	131
Res Avg Lot Size:	1.6200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421020-042	A-RURAL

Comments:

10p11 \$30,000 Homesite - \$6,000 Res excess
 12p13 \$41,000 Homesite - \$8,000 Res excess
 19p20 \$55,000 Homesite - \$12,000 Res excess
 24p25 \$60,000 Homesite - \$15,000 Res excess
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	131
Res Avg Lot Size:	1.6200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421020-042	A-RURAL

Comments:
 10p11 \$30,000 Homesite - \$6,000 Res excess
 12p13 \$41,000 Homesite - \$8,000 Res excess
 19p20 \$55,000 Homesite - \$12,000 Res excess
 24p25 \$60,000 Homesite - \$15,000 Res excess
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	131
Res Avg Lot Size:	1.6200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00
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	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421020-042	A-RURAL

Comments:
10p11 \$30,000 Homesite - \$6,000 Res excess
12p13 \$41,000 Homesite - \$8,000 Res excess
19p20 \$55,000 Homesite - \$12,000 Res excess
24p25 \$60,000 Homesite - \$15,000 Res excess
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	131
Res Avg Lot Size:	1.6200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421020-042	A-RURAL

Comments: 10p11 \$30,000 Homesite - \$6,000 Res excess 12p13 \$41,000 Homesite - \$8,000 Res excess 19p20 \$55,000 Homesite - \$12,000 Res excess 24p25 \$60,000 Homesite - \$15,000 Res excess Applied graduated scale	Neighborhood Factor:	1.0000
	Total Parcels:	131
	Res Avg Lot Size:	1.6200
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421020-042	A-RURAL

Comments:

10p11 \$30,000 Homesite - \$6,000 Res excess
 12p13 \$41,000 Homesite - \$8,000 Res excess
 19p20 \$55,000 Homesite - \$12,000 Res excess
 24p25 \$60,000 Homesite - \$15,000 Res excess
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	131
Res Avg Lot Size:	1.6200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421020-042	A-RURAL

Comments: 10p11 \$30,000 Homesite - \$6,000 Res excess 12p13 \$41,000 Homesite - \$8,000 Res excess 19p20 \$55,000 Homesite - \$12,000 Res excess 24p25 \$60,000 Homesite - \$15,000 Res excess Applied graduated scale	Neighborhood Factor:	1.0000
	Total Parcels:	131
	Res Avg Lot Size:	1.6200
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00	60000.00	60000.00	60000.00
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	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421020-042	A-RURAL

Comments:

10p11 \$30,000 Homesite - \$6,000 Res excess
12p13 \$41,000 Homesite - \$8,000 Res excess
19p20 \$55,000 Homesite - \$12,000 Res excess
24p25 \$60,000 Homesite - \$15,000 Res excess
Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	131
Res Avg Lot Size:	1.6200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421020-042	A-RURAL

Comments: 10p11 \$30,000 Homesite - \$6,000 Res excess 12p13 \$41,000 Homesite - \$8,000 Res excess 19p20 \$55,000 Homesite - \$12,000 Res excess 24p25 \$60,000 Homesite - \$15,000 Res excess Applied graduated scale	Neighborhood Factor:	1.0000
	Total Parcels:	131
	Res Avg Lot Size:	1.6200
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421020-042	A-RURAL

Comments:

10p11 \$30,000 Homesite - \$6,000 Res excess
 12p13 \$41,000 Homesite - \$8,000 Res excess
 19p20 \$55,000 Homesite - \$12,000 Res excess
 24p25 \$60,000 Homesite - \$15,000 Res excess
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	131
Res Avg Lot Size:	1.6200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421020-042	A-RURAL

Comments:

10p11 \$30,000 Homesite - \$6,000 Res excess
 12p13 \$41,000 Homesite - \$8,000 Res excess
 19p20 \$55,000 Homesite - \$12,000 Res excess
 24p25 \$60,000 Homesite - \$15,000 Res excess
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	131
Res Avg Lot Size:	1.6200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421020-042	A-RURAL

Comments:

10p11 \$30,000 Homesite - \$6,000 Res excess
 12p13 \$41,000 Homesite - \$8,000 Res excess
 19p20 \$55,000 Homesite - \$12,000 Res excess
 24p25 \$60,000 Homesite - \$15,000 Res excess
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	131
Res Avg Lot Size:	1.6200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	15000.00	15000.00	15000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421020-042	A-RURAL

Comments:

10p11 \$30,000 Homesite - \$6,000 Res excess
 12p13 \$41,000 Homesite - \$8,000 Res excess
 19p20 \$55,000 Homesite - \$12,000 Res excess
 24p25 \$60,000 Homesite - \$15,000 Res excess
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	131
Res Avg Lot Size:	1.6200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	8000.00	8000.00	8000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421020-042	A-RURAL

Comments:

10p11 \$30,000 Homesite - \$6,000 Res excess
 12p13 \$41,000 Homesite - \$8,000 Res excess
 19p20 \$55,000 Homesite - \$12,000 Res excess
 24p25 \$60,000 Homesite - \$15,000 Res excess
 Applied graduated scale

Neighborhood Factor:	1.0000
Total Parcels:	131
Res Avg Lot Size:	1.6200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421102-042	HONEYSUCKLE SEC I

Comments:

Neighborhood Factor:	1.4000
Total Parcels:	66
Res Avg Lot Size:	1.0000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	90000.00	90000.00	90000.00	90000.00	90000.00	90000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421201-042	RIVER BEND BLUFFS SUB SEC I-VI

Comments:

Neighborhood Factor:	1.6700
Total Parcels:	195
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	83
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	83
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421202-042	JESSE'S PLACE II

Comments:
22p23 new sub - JAB

Neighborhood Factor:	1.0000
Total Parcels:	5
Res Avg Lot Size:	2.2000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	55000.00	55000.00	55000.00	55000.00	55000.00	55000.00
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	55000.00	55000.00	55000.00	55000.00	55000.00	55000.00
Residential Rural Homesite	Good	Acreage	55000.00	55000.00	55000.00	55000.00	55000.00	55000.00
Residential Rural Homesite	Average	Acreage	55000.00	55000.00	55000.00	55000.00	55000.00	55000.00
Residential Rural Homesite	Fair	Acreage	55000.00	55000.00	55000.00	55000.00	55000.00	55000.00
Residential Rural Homesite	Poor	Acreage	55000.00		55000.00	55000.00		55000.00
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421301-042	CEDAR GLENS SUB SEC I-VII

Comments:

Neighborhood Factor:	1.5800
Total Parcels:	210
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	132

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	455.00	455.00	455.00	455.00	455.00	455.00
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	455.00	455.00	455.00	455.00	455.00	455.00
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						

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421401-042	OAK POINTE SUB SEC I-IV

Comments:

Neighborhood Factor:	1.6300
Total Parcels:	115
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	98
Res Avg Lot Depth:	170
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	98
C/I Avg Lot Depth:	170

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	440.00	440.00	440.00	440.00	440.00	440.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	440.00	440.00	440.00	440.00	440.00	440.00
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						

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CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421501-042	OAK GROVE SUB & OAK GROVE VILLAS

Comments:

Neighborhood Factor:	1.9300
Total Parcels:	135
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	86
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	86
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	295.00	295.00	295.00	295.00	295.00	295.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	295.00	295.00	295.00	295.00	295.00	295.00
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						

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CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	421502-082	HOMESTEAD RIDGE

Comments:

Neighborhood Factor:	1.3200
Total Parcels:	12
Res Avg Lot Size:	1.3900
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	160

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	225.00	275.00	250.00	225.00	275.00	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						
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	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421601-042	CEDAR LAKE SUB

Comments:

Neighborhood Factor:	1.3400
Total Parcels:	42
Res Avg Lot Size:	0.7800
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	62500.00	62500.00	62500.00	62500.00	62500.00	62500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12500.00	12500.00	12500.00	12500.00	12500.00	12500.00
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						

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CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421701-042	CEDAR CREEK SEC I-III

Comments:

Neighborhood Factor:	1.5700
Total Parcels:	89
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	365.00	365.00	365.00	365.00	365.00	365.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	365.00	365.00	365.00	365.00	365.00	365.00
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						

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CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421801-042	BAYSHORE HEIGHTS

Comments:

Neighborhood Factor:	1.5000
Total Parcels:	44
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	173
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	173

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
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						

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CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421802-042	WHISPER CREEK SEC I

Comments:
25p26 New Sub. 3.85 first acre, 5.15 res excess rate LIM

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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				3.85	3.85	3.85
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				5.15	5.15	5.15
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421901-042	EAGLE RIVER SEC I

Comments:

Neighborhood Factor:	1.3400
Total Parcels:	60
Res Avg Lot Size:	0.2800
Res Avg Lot Width:	90
Res Avg Lot Depth:	136
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	136

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	89000.00	89000.00	89000.00	89000.00	89000.00	89000.00
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						

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CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421902-042	EAGLE RIVER SEC II

Comments:

Neighborhood Factor:	1.3400
Total Parcels:	42
Res Avg Lot Size:	0.2840
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	89000.00	89000.00	89000.00	89000.00	89000.00	89000.00
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						

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	421903-042	EAGLE ROCK SEC IV

Comments:
25p26 Created new neighborhood, kept separate because lots are priced higher than other sections. LIM

Neighborhood Factor:	1.3500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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				6.00	6.00	6.00
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						

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	422001-042	CEDAR CREEK RETIREMENT COMPLEX

Comments:

Neighborhood Factor:	1.4800
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	422301-042	SADDLE CREEK ESTATES SEC I-II

Comments:

Neighborhood Factor:	1.4000
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

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

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

Township

CEDAR CREEK TOWNSHIP

District

042 CEDAR CREEK (13)

Neighborhood Number

422302-042

Neighborhood Name

VILLAS AT SADDLE CREEK ESTATES

Comments:

Neighborhood Factor: 1.4000

Total Parcels: 17

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.35	2.35	2.35	2.35	2.35	2.35
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						

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	423001-042	EAGLE ROCK SEC I-II

Comments:
22p23 added Sec II - JAB

Neighborhood Factor:	1.3500
Total Parcels:	105
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

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

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	423002-042	EAGLE ROCK SEC III

Comments:
23p24 new section, base rate is higher due to list pricing from developer - LIM

Neighborhood Factor:	1.3500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	4.60	4.60	4.60	4.60	4.60	4.60
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	423301-042	ESTATES OF COPPER COVE

Comments:

Neighborhood Factor:	1.3200
Total Parcels:	7
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	62500.00	62500.00	62500.00	62500.00	62500.00	62500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12500.00	12500.00	12500.00	12500.00	12500.00	12500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	62500.00	62500.00	62500.00	62500.00	62500.00	62500.00
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	12500.00	12500.00	12500.00	12500.00	12500.00	12500.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	043 GRABILL (40)	432001-043	GRABILL & GRABILL JOSEPH A

Comments:

Neighborhood Factor:	1.8500
Total Parcels:	146
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	56
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	56
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	215.00	215.00	215.00	215.00	215.00	215.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	215.00	215.00	215.00	215.00	215.00	215.00
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						

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	043 GRABILL (40)	432101-043	COUNTRY SIDE CROSSING SEC I-IV

Comments:

Neighborhood Factor:	1.8500
Total Parcels:	104
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	043 GRABILL (40)	432102-043	MAPLE RIDGE SEC I-III

Comments:

Neighborhood Factor:	1.8100
Total Parcels:	64
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	043 GRABILL (40)	432103-043	SURREY TRACE SEC I

Comments:

Neighborhood Factor:	1.3000
Total Parcels:	29
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	64
Res Avg Lot Depth:	123
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	64
C/I Avg Lot Depth:	123

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	355.00	355.00	355.00	355.00	355.00	355.00
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	355.00	355.00	355.00	355.00	355.00	355.00
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						

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	044 EEL RIVER (14)	441003-044	AG/RURAL RES HOMESITES 01 (14)

Comments:
 23p24 increased res excess to \$15,000 per acre due to analysis of sales between 2012-2022 - reimplemented graduated scale JAB
 24p25 Increases res excess from 15000 to18000 per sales. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1770
Res Avg Lot Size:	1.7700
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	38000.00	38000.00	38000.00	38000.00	38000.00	38000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00

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EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	044 EEL RIVER (14)	441003-044	AG/RURAL RES HOMESITES 01 (14)

Comments:
 23p24 increased res excess to \$15,000 per acre due to analysis of sales between 2012-2022 - reimplemented graduated scale JAB
 24p25 Increases res excess from 15000 to18000 per sales. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1770
Res Avg Lot Size:	1.7700
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	38000.00	38000.00	38000.00	38000.00	38000.00	38000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	18000.00	18000.00	18000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	044 EEL RIVER (14)	441003-044	AG/RURAL RES HOMESITES 01 (14)

Comments:
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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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	38000.00	38000.00	38000.00	38000.00	38000.00	38000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	18000.00	18000.00	18000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	38000.00	38000.00	38000.00	38000.00	38000.00	38000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	45000.00	45000.00	45000.00	38000.00	38000.00	38000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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C/I Avg Lot Width:	0
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<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
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Comm & Ind Secondary	All	Acreage						
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Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	45000.00	45000.00	45000.00	38000.00	38000.00	38000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	18000.00	18000.00	18000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	044 EEL RIVER (14)	441003-044	AG/RURAL RES HOMESITES 01 (14)

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C/I Avg Lot Width:	0
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<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	45000.00	45000.00	45000.00	38000.00	38000.00	38000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	18000.00	18000.00	18000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
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Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

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Residential Homesite	All	Acreage	45000.00	45000.00	45000.00	38000.00	38000.00	38000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
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Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00

2025 Allen County Land Order

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<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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Residential Homesite	All	Acreage	38000.00	38000.00	38000.00	45000.00	45000.00	45000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	044 EEL RIVER (14)	441003-044	AG/RURAL RES HOMESITES 01 (14)

Comments:
 23p24 increased res excess to \$15,000 per acre due to analysis of sales between 2012-2022 - reimplemented graduated scale JAB
 24p25 Increases res excess from 15000 to18000 per sales. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1770
Res Avg Lot Size:	1.7700
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	38000.00	38000.00	38000.00	45000.00	45000.00	45000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	18000.00	18000.00	18000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	044 EEL RIVER (14)	441003-044	AG/RURAL RES HOMESITES 01 (14)

Comments:
 23p24 increased res excess to \$15,000 per acre due to analysis of sales between 2012-2022 - reimplemented graduated scale JAB
 24p25 Increases res excess from 15000 to18000 per sales. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1770
Res Avg Lot Size:	1.7700
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	38000.00	38000.00	38000.00	45000.00	45000.00	45000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	18000.00	18000.00	18000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	044 EEL RIVER (14)	441003-044	AG/RURAL RES HOMESITES 01 (14)

Comments:
 23p24 increased res excess to \$15,000 per acre due to analysis of sales between 2012-2022 - reimplemented graduated scale JAB
 24p25 Increases res excess from 15000 to18000 per sales. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1770
Res Avg Lot Size:	1.7700
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	38000.00	38000.00	38000.00	45000.00	45000.00	45000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	044 EEL RIVER (14)	441003-044	AG/RURAL RES HOMESITES 01 (14)

Comments:
 23p24 increased res excess to \$15,000 per acre due to analysis of sales between 2012-2022 - reimplemented graduated scale JAB
 24p25 Increases res excess from 15000 to18000 per sales. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1770
Res Avg Lot Size:	1.7700
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	044 EEL RIVER (14)	441003-044	AG/RURAL RES HOMESITES 01 (14)

Comments:
 23p24 increased res excess to \$15,000 per acre due to analysis of sales between 2012-2022 - reimplemented graduated scale JAB
 24p25 Increases res excess from 15000 to18000 per sales. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1770
Res Avg Lot Size:	1.7700
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	18000.00	18000.00	18000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	044 EEL RIVER (14)	441003-044	AG/RURAL RES HOMESITES 01 (14)

Comments:
 23p24 increased res excess to \$15,000 per acre due to analysis of sales between 2012-2022 - reimplemented graduated scale JAB
 24p25 Increases res excess from 15000 to18000 per sales. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1770
Res Avg Lot Size:	1.7700
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	18000.00	18000.00	18000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	044 EEL RIVER (14)	441003-044	AG/RURAL RES HOMESITES 01 (14)

Comments:
 23p24 increased res excess to \$15,000 per acre due to analysis of sales between 2012-2022 - reimplemented graduated scale JAB
 24p25 Increases res excess from 15000 to18000 per sales. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1770
Res Avg Lot Size:	1.7700
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	087 EEL RIVER HUNTERTOWN (46)	441003-087	AG/RURAL RES HOMESITES 01 (87)

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	37
Res Avg Lot Size:	1.1500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	38000.00	38000.00	38000.00	38000.00	38000.00	38000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	087 EEL RIVER HUNTERTOWN (46)	441003-087	AG/RURAL RES HOMESITES 01 (87)

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	37
Res Avg Lot Size:	1.1500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	38000.00	38000.00	38000.00	38000.00	38000.00	38000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	087 EEL RIVER HUNTERTOWN (46)	441003-087	AG/RURAL RES HOMESITES 01 (87)

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	37
Res Avg Lot Size:	1.1500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	38000.00	38000.00	38000.00	38000.00	38000.00	38000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	087 EEL RIVER HUNTERTOWN (46)	441003-087	AG/RURAL RES HOMESITES 01 (87)

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	37
Res Avg Lot Size:	1.1500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	38000.00	38000.00	38000.00	38000.00	38000.00	38000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	087 EEL RIVER HUNTERTOWN (46)	441003-087	AG/RURAL RES HOMESITES 01 (87)

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	37
Res Avg Lot Size:	1.1500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	45000.00	45000.00	45000.00	38000.00	38000.00	38000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	087 EEL RIVER HUNTERTOWN (46)	441003-087	AG/RURAL RES HOMESITES 01 (87)

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	37
Res Avg Lot Size:	1.1500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	45000.00	45000.00	45000.00	38000.00	38000.00	38000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	087 EEL RIVER HUNTERTOWN (46)	441003-087	AG/RURAL RES HOMESITES 01 (87)

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	37
Res Avg Lot Size:	1.1500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	45000.00	45000.00	45000.00	38000.00	38000.00	38000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	087 EEL RIVER HUNTERTOWN (46)	441003-087	AG/RURAL RES HOMESITES 01 (87)

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	37
Res Avg Lot Size:	1.1500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	45000.00	45000.00	45000.00	38000.00	38000.00	38000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	087 EEL RIVER HUNTERTOWN (46)	441003-087	AG/RURAL RES HOMESITES 01 (87)

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	37
Res Avg Lot Size:	1.1500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	38000.00	38000.00	38000.00	45000.00	45000.00	45000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	087 EEL RIVER HUNTERTOWN (46)	441003-087	AG/RURAL RES HOMESITES 01 (87)

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	37
Res Avg Lot Size:	1.1500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	38000.00	38000.00	38000.00	45000.00	45000.00	45000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	087 EEL RIVER HUNTERTOWN (46)	441003-087	AG/RURAL RES HOMESITES 01 (87)

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	37
Res Avg Lot Size:	1.1500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	38000.00	38000.00	38000.00	45000.00	45000.00	45000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	087 EEL RIVER HUNTERTOWN (46)	441003-087	AG/RURAL RES HOMESITES 01 (87)

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	37
Res Avg Lot Size:	1.1500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	38000.00	38000.00	38000.00	45000.00	45000.00	45000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	087 EEL RIVER HUNTERTOWN (46)	441003-087	AG/RURAL RES HOMESITES 01 (87)

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	37
Res Avg Lot Size:	1.1500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	087 EEL RIVER HUNTERTOWN (46)	441003-087	AG/RURAL RES HOMESITES 01 (87)

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	37
Res Avg Lot Size:	1.1500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	087 EEL RIVER HUNTERTOWN (46)	441003-087	AG/RURAL RES HOMESITES 01 (87)

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	37
Res Avg Lot Size:	1.1500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	087 EEL RIVER HUNTERTOWN (46)	441003-087	AG/RURAL RES HOMESITES 01 (87)

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	37
Res Avg Lot Size:	1.1500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	098 FT WAYNE EEL RIVER (98)	441003-098	AG/RURAL RES HOMESITES 01 (98)

Comments:
empty neighborhood

Neighborhood Factor:	1.0000
Total Parcels:	0
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	38000.00	38000.00	38000.00	38000.00	38000.00	38000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Good	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Average	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Fair	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Poor	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	098 FT WAYNE EEL RIVER (98)	441003-098	AG/RURAL RES HOMESITES 01 (98)

Comments:
empty neighborhood

Neighborhood Factor:	1.0000
Total Parcels:	0
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	45000.00	45000.00	45000.00	38000.00	38000.00	38000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Good	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Average	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Fair	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Poor	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	098 FT WAYNE EEL RIVER (98)	441003-098	AG/RURAL RES HOMESITES 01 (98)

Comments:
empty neighborhood

Neighborhood Factor:	1.0000
Total Parcels:	0
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	38000.00	38000.00	38000.00	45000.00	45000.00	45000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Good	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Average	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Fair	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Poor	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	098 FT WAYNE EEL RIVER (98)	441003-098	AG/RURAL RES HOMESITES 01 (98)

Comments:
empty neighborhood

Neighborhood Factor:	1.0000
Total Parcels:	0
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Good	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Average	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Fair	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Poor	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	087 EEL RIVER HUNTERTOWN (46)	441101-087	CARROLL CREEK SEC I

Comments:

Neighborhood Factor:	1.7500
Total Parcels:	214
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	087 EEL RIVER HUNTERTOWN (46)	441102-087	PRESERVES OF CARROLL CREEK

Comments:

Neighborhood Factor:	1.4900
Total Parcels:	40
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	130
Res Avg Lot Depth:	205
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	130
C/I Avg Lot Depth:	205

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	087 EEL RIVER HUNTERTOWN (46)	441103-087	COVES OF CARROLL CREEK

Comments:

Neighborhood Factor:	1.5800
Total Parcels:	52
Res Avg Lot Size:	0.1700
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	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	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	044 EEL RIVER (14)	443501-044	COBBLE CREEK

Comments:	Neighborhood Factor:	1.2900
	Total Parcels:	80
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	044 EEL RIVER (14)	443502-044	DRAKES POINTE SEC I-II

Comments:

Entered as Site for 21 p 22; Sold Dev. to Dev. in bulk; Dev. is building on each lot; re-evaluate at CY 22 p 23 mdb
22p23: added sec II, Increased site value to 72,500 based off of 20% of sale prices in 2020 & 2021 - mdb

Neighborhood Factor:	1.1200
Total Parcels:	62
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	044 EEL RIVER (14)	443503-044	GROVES AT COBBLE CREEK

Comments:

Neighborhood Factor:	1.2900
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.85	2.85	2.85	2.85	2.85	2.85
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

JACKSON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
JACKSON TOWNSHIP	045 JACKSON (15)	451002-045	EDGERTONS-045

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$250 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.7800
Total Parcels:	40
Res Avg Lot Size:	0.1500
Res Avg Lot Width:	40
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	160

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

JACKSON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
JACKSON TOWNSHIP	045 JACKSON (15)	451003-045	AG/RURAL RES HOMESITES WOODLAND-045

Comments:	Neighborhood Factor:	1.7800
	Total Parcels:	215
	Res Avg Lot Size:	1.3100
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Rural Homesite	Good	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Rural Homesite	Average	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Rural Homesite	Fair	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Rural Homesite	Poor	Acreage	37500.00		37500.00	37500.00		37500.00
Residential Rural Excess	Excellent	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Good	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Average	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Fair	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Poor	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00

2025 Allen County Land Order

JACKSON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
JACKSON TOWNSHIP	045 JACKSON (15)	451004-045	AG/RURAL RES HOMESITES HERITAGE-045

Comments:

Neighborhood Factor:	1.7800
Total Parcels:	270
Res Avg Lot Size:	1.7600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Good	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Average	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Fair	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Poor	Acreage	29000.00		29000.00	29000.00		29000.00
Residential Rural Excess	Excellent	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Good	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Average	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Fair	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Poor	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00

2025 Allen County Land Order

JEFFERSON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
JEFFERSON TOWNSHIP	046 JEFFERSON (16)	461001-046	MAPLES, 2ND-BIRDS, OUTLOTS

Comments:

Neighborhood Factor:	1.4600
Total Parcels:	49
Res Avg Lot Size:	0.1900
Res Avg Lot Width:	60
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
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	150.00	150.00	150.00	150.00	150.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
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						

2025 Allen County Land Order

JEFFERSON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
JEFFERSON TOWNSHIP	046 JEFFERSON (16)	461006-046	AG/RURAL RES HOMESITES WOODLAND 046

Comments:

Neighborhood Factor:	1.8800
Total Parcels:	451
Res Avg Lot Size:	1.1900
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Rural Homesite	Good	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Rural Homesite	Average	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Rural Homesite	Fair	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Rural Homesite	Poor	Acreage	37500.00		37500.00	37500.00		37500.00
Residential Rural Excess	Excellent	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Good	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Average	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Fair	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Poor	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00

2025 Allen County Land Order

JEFFERSON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
JEFFERSON TOWNSHIP	047 NEW HAVEN JEFFERSON FW (52)	461006-047	AG/RURAL RES HOMESITES WOODLAND-047

Comments:

Neighborhood Factor:	1.8800
Total Parcels:	46
Res Avg Lot Size:	0.5900
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Rural Homesite	Good	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Rural Homesite	Average	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Rural Homesite	Fair	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Rural Homesite	Poor	Acreage	37500.00		37500.00	37500.00		37500.00
Residential Rural Excess	Excellent	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Good	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Average	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Fair	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Poor	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00

2025 Allen County Land Order

JEFFERSON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
JEFFERSON TOWNSHIP	046 JEFFERSON (16)	461007-046	AG/RURAL RES HOMESITES HERITAGE-046

Comments:	Neighborhood Factor:	1.8800
	Total Parcels:	716
	Res Avg Lot Size:	1.0000
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Good	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Average	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Fair	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Poor	Acreage	29000.00		29000.00	29000.00		29000.00
Residential Rural Excess	Excellent	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Good	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Average	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Fair	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Poor	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00

2025 Allen County Land Order

JEFFERSON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
JEFFERSON TOWNSHIP	047 NEW HAVEN JEFFERSON FW (52)	461007-047	AG/RURAL RES HOMESITES HERITAGE-047

Comments:

Neighborhood Factor:	1.8800
Total Parcels:	9
Res Avg Lot Size:	1.5500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Good	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Average	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Fair	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Poor	Acreage	29000.00		29000.00	29000.00		29000.00
Residential Rural Excess	Excellent	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Good	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Average	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Fair	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Poor	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00

2025 Allen County Land Order

JEFFERSON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
JEFFERSON TOWNSHIP	046 JEFFERSON (16)	461008-046	AG/RURAL RES HOMESITES NEW HAVEN-046

Comments:

Neighborhood Factor:	1.8800
Total Parcels:	19
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
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	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Rural Homesite	Good	Acreage	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Rural Homesite	Average	Acreage	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Rural Homesite	Fair	Acreage	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Rural Homesite	Poor	Acreage	32500.00		32500.00	32500.00		32500.00
Residential Rural Excess	Excellent	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Good	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Average	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Fair	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Poor	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00

2025 Allen County Land Order

JEFFERSON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
JEFFERSON TOWNSHIP	047 NEW HAVEN JEFFERSON FW (52)	461008-047	AG/RURAL RES HOMESITES NEW HAVEN-047

Comments:	Neighborhood Factor:	1.8800
	Total Parcels:	41
	Res Avg Lot Size:	1.1100
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
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	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Rural Homesite	Good	Acreage	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Rural Homesite	Average	Acreage	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Rural Homesite	Fair	Acreage	32500.00	32500.00	32500.00	32500.00	32500.00	32500.00
Residential Rural Homesite	Poor	Acreage	32500.00		32500.00	32500.00		32500.00
Residential Rural Excess	Excellent	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Good	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Average	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Fair	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Poor	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00

2025 Allen County Land Order

JEFFERSON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
JEFFERSON TOWNSHIP	047 NEW HAVEN JEFFERSON FW (52)	462001-047	CANAL RIDGE SEC I-III

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$500 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.6100
Total Parcels:	62
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	79
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	79
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

JEFFERSON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
JEFFERSON TOWNSHIP	047 NEW HAVEN JEFFERSON FW (52)	462102-047	VILLAS OF BOULDER RIDGE

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$600 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.6100
Total Parcels:	18
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	62
Res Avg Lot Depth:	126
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	62
C/I Avg Lot Depth:	126

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	471112-074	FOXES ADDITION

Comments:
 23p24 Land Study: FF Rate from \$309 to \$501 using 1:4 LTB Ratio and sales between 2019-2022. Vacancy adjustment from -62% to -77%.
 24p25: Changed vacancy from -77% to -79%. bj
 25p26 vacancy from -79 to -69 per study tls

Neighborhood Factor:	1.0000
Total Parcels:	1619
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	38
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	38
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	125.00	125.00	125.00	125.00	125.00	125.00
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	501.00	501.00	501.00	501.00	501.00	501.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	471211-074	NOVITSKY ADDITION

Comments:
 24p25 Added homesite acreage value for odd shape parcel - value determined by keeping the same value as prior to combination. LIM/JAB
 23p24 Land Study: FF Rate from \$200 to \$298 using 1:4 LTB Ratio and sales between 2019-2022.

Vacancy adjustment from -60% to -73%
 25p26 CORRECTED vacancy from -79 to -59 per study t/s.

Neighborhood Factor:	1.0000
Total Parcels:	662
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	44
Res Avg Lot Depth:	141
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	44
C/I Avg Lot Depth:	141

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	125.00	200.00	150.00	125.00	200.00	150.00
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	298.00	298.00	298.00	298.00	298.00	298.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	22500.00	22500.00	22500.00	22500.00	22500.00	22500.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	471220-074	MOORES LH MOORES AMD ADDITION

Comments: 23p24 Land Study: FF Rate from \$200 to \$354 using 1:4 LTB Ratio and sales between 2019-2022. Vacancy adjustment from -60% to -77% 25p26 vacancy from -77 to -59 per study tls.	Neighborhood Factor: 1.0000 Total Parcels: 764 Res Avg Lot Size: 0.0000 Res Avg Lot Width: 36 Res Avg Lot Depth: 140 C/I Avg Lot Size: 0.0000 C/I Avg Lot Width: 36 C/I Avg Lot Depth: 140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	125.00	200.00	150.00	125.00	200.00	150.00
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	354.00	354.00	354.00	354.00	354.00	354.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	471239-074	THOMPSONS OUTLOTS

Comments:
25p26: changed vacancy from -50 to -15 per study tls

Neighborhood Factor:	1.0000
Total Parcels:	55
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	471311-074	RIVERVIEW ADDITION

Comments:
23p24 Land Study: FF Rate from \$125 to \$240 using 1:4 LTB Ratio and sales between 2019-2022.

Vacancy adjustment from -50% to -74%.
25p26: Vacancy adjustment from -74% to -89 per study t1s %.

Neighborhood Factor:	1.6600
Total Parcels:	97
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	44
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	44
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	125.00	125.00	125.00	125.00	125.00	125.00
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	240.00	240.00	240.00	240.00	240.00	240.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	471408-074	INTERURBAN ACRE 1ST ADDITION

Comments:
 22p23 Land Study: FF Rate from \$40 to \$55 using 1:4 LTB Ratio and sales between 2018-2021.
 Vacancy adjustment from -50% to -57%. EB
 25p26: Vacancy adjustment from -57% to -50 per study tls %.

Neighborhood Factor:	1.6600
Total Parcels:	312
Res Avg Lot Size:	0.8500
Res Avg Lot Width:	55
Res Avg Lot Depth:	134
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	55
C/I Avg Lot Depth:	134

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	40.00	40.00	40.00	40.00	40.00	40.00
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	55.00	55.00	55.00	55.00	55.00	55.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	22000.00	22000.00	22000.00	22000.00	22000.00	22000.00
Residential Rural Homesite	Good	Acreage	22000.00	22000.00	22000.00	22000.00	22000.00	22000.00
Residential Rural Homesite	Average	Acreage	22000.00	22000.00	22000.00	22000.00	22000.00	22000.00
Residential Rural Homesite	Fair	Acreage	22000.00	22000.00	22000.00	22000.00	22000.00	22000.00
Residential Rural Homesite	Poor	Acreage	22000.00	22000.00	22000.00	22000.00	22000.00	22000.00
Residential Rural Excess	Excellent	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Good	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Average	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Poor	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	471415-074	CRESTHOLME ADDITION AMD

Comments:

Neighborhood Factor:	1.6600
Total Parcels:	61
Res Avg Lot Size:	2.3100
Res Avg Lot Width:	121
Res Avg Lot Depth:	271
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	121
C/I Avg Lot Depth:	271

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	40.00	40.00	40.00	40.00	40.00	40.00
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	40.00	40.00	40.00	40.00	40.00	40.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	471417-074	CONNETTS OUTLOTS

Comments:
25p26: Vacancy adjustment from -50% to -72 per study tls %.

Neighborhood Factor:	1.6600
Total Parcels:	30
Res Avg Lot Size:	1.9900
Res Avg Lot Width:	110
Res Avg Lot Depth:	178
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	178

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	50.00	100.00	75.00	50.00	100.00	75.00
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	100.00	100.00	100.00	100.00	100.00	100.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	471501-074	WILDWOOD PARK 2ND ADDITION & AMD

Comments:
23p24 Land Study: FF Rate from \$404 to \$506 using 1:4 LTB Ratio and sales between 2019-2022.

Vacancy adjustment from -34% to -52%.

Neighborhood Factor:	1.0000
Total Parcels:	178
Res Avg Lot Size:	0.5500
Res Avg Lot Width:	86
Res Avg Lot Depth:	183
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	86
C/I Avg Lot Depth:	183

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	506.00	506.00	506.00	506.00	506.00	506.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	471506-074	COUNTRY CLUB VIEW

Comments:
Moved all 8 Parcels to 681107

Neighborhood Factor:	1.0000
Total Parcels:	0
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:	87
C/I Avg Lot Depth:	160

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	205.00	205.00	205.00	205.00	205.00	205.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	205.00	205.00	205.00			
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	471511-074	NORTH WASHINGTON PLACE ADDITION

Comments:
23p24 Land Study: FF Rate from \$365 to \$382 using 1:4 LTB Ratio and sales between 2019-2022.

Vacancy adjustment from -40% to -52%.

Neighborhood Factor:	1.0000
Total Parcels:	43
Res Avg Lot Size:	0.8300
Res Avg Lot Width:	93
Res Avg Lot Depth:	187
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	93
C/I Avg Lot Depth:	187

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	382.00	382.00	382.00	382.00	382.00	382.00
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	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	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	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	471527-074	WESTWOOD AMD ADDITION & SUB

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	109
Res Avg Lot Size:	1.0400
Res Avg Lot Width:	105
Res Avg Lot Depth:	220
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	105
C/I Avg Lot Depth:	220

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
Residential Homesite	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot				1.00	1.00	1.00
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	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	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	471528-074	WILDWOOD VILLAGE

Comments:	Neighborhood Factor:	1.0000
	Total Parcels:	35
	Res Avg Lot Size:	2.4800
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot				1.00	1.00	1.00
Residential Homesite	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot				1.00	1.00	1.00
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	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	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	471607-074	FEICHTERS COVINGTON TER ADDITION

Comments:
25p26: changed from front foot to sqft. eas

Neighborhood Factor:	1.0000
Total Parcels:	21
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	103
Res Avg Lot Depth:	301
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	103
C/I Avg Lot Depth:	301

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
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	190.00	190.00	190.00			
Residential Homesite	All	Square Foot				0.80	0.80	0.80
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.16	0.16	0.16
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	471608-074	BRECONSHIRE ADDITION SEC I

Comments:
25p26: changed from front foot to sqft. eas

Neighborhood Factor:	1.4000
Total Parcels:	107
Res Avg Lot Size:	0.8000
Res Avg Lot Width:	73
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	73
C/I Avg Lot Depth:	139

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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			
Residential Homesite	All	Square Foot				2.27	2.27	2.27
Residential Homesite	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot				0.45	0.45	0.45
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	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	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	471611-074	WALNUT HILLS TERRACE ADDITION

Comments:
25p26: changed from front foot to sqft. eas

Neighborhood Factor:	1.0000
Total Parcels:	33
Res Avg Lot Size:	0.6500
Res Avg Lot Width:	100
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	160

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
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	190.00	190.00	190.00			
Residential Homesite	All	Square Foot				0.80	0.80	0.80
Residential Homesite	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot				0.16	0.16	0.16
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	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	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	471628-074	WESTMOOR ADDITION & EXT

Comments:
22p23 Land Study: FF Rate from 190 to 275 using 1:4 LTB Ratio and sales between 2018-2021.
Vacancy adjustment from -50% to -31%.

Neighborhood Factor:	1.0000
Total Parcels:	403
Res Avg Lot Size:	0.5800
Res Avg Lot Width:	77
Res Avg Lot Depth:	138
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	77
C/I Avg Lot Depth:	138

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Square Foot				1.00	1.00	1.00
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	471701-074	INDIAN VILLAGE SEC A-E & AMD

Comments:
22p23 Land Study: FF Rate from 245 to 349 using 1:4 LTB Ratio and sales between 2018-2021.
Vacancy adjustment from -50% to -30%.

Neighborhood Factor:	1.0000
Total Parcels:	438
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	68
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	68
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	245.00	245.00	245.00	245.00	245.00	245.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	349.00	349.00	349.00	349.00	349.00	349.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	471706-074	INDIAN HILLS ADDITION & EXT

Comments:
24p25 Land Study: FF Rate from \$245 to \$397 using 1:4 LTB Ratio and sales between 2020-2023. Removed vacancy adjustment due to no vacant lots in NBHD. bj

Neighborhood Factor:	2.1150
Total Parcels:	90
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	55
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	55
C/I Avg Lot Depth:	132

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	245.00	245.00	245.00	245.00	245.00	245.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	397.00	397.00	397.00	397.00	397.00	397.00
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						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	471809-074	WILLIAMS WOODLAND PARK ADDITION

Comments:
25p26: changed from front foot to sqft. eas 25p26: Vacancy rate changed from -50% to -75% per land study. tls

Neighborhood Factor:	1.0000
Total Parcels:	94
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	799.00	799.00	799.00			
Residential Homesite	All	Square Foot				3.28	3.28	3.28
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.66	0.66	0.66
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	471814-074	BEECHWOOD AMD ADDITION

Comments:

Neighborhood Factor:	1.4000
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	81
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	471829-074	NINDES ADDITION

Comments:
23p24 Land Study: FF Rate from \$475 to \$650 using 1:4 LTB Ratio and sales between 2019-2022.
Vacancy adjustment from -70% to -75%.

Neighborhood Factor:	1.0000
Total Parcels:	392
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	132

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	471864-074	KUHNE & HEATONS ADDITION

Comments:
23p24 Land Study: FF Rate from \$540 to \$571 using 1:4 LTB Ratio and sales between 2019-2022.

Vacancy adjustment from -88% to -89%.
25p26: changed vacancy from -89 to -73 per study t/s

Neighborhood Factor:	1.0000
Total Parcels:	205
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	125.00	125.00	125.00	125.00	125.00	125.00
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	571.00	571.00	571.00	571.00	571.00	571.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	471870-074	ILLSEY PLACE ADDITION

Comments:
23p24: Vacancy rate changed from -51% to -73% per land study. tfs

Neighborhood Factor:	1.0000
Total Parcels:	222
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	116
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	116

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
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	576.00	576.00	576.00	576.00	576.00	576.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	471874-074	DREIBELBISS 1ST ADDITION

Comments:
23p24 Land Study: FF Rate from \$411 to \$626 using 1:4 LTB Ratio and sales between 2019-2022.
Vacancy adjustment from -88% to -92%.
25p26: Vacancy rate changed from -92% to -75% per land study. tfs

Neighborhood Factor:	1.0000
Total Parcels:	619
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	37
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	37
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	125.00	125.00	125.00	125.00	125.00	125.00
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	626.00	626.00	626.00	626.00	626.00	626.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	471909-074	KINNAIDS A ADDITION

Comments:
23p24 Land Study: FF Rate from 654 to 312 using 1:4 LTB Ratio and sales between 2019-2022.
Vacancy adjustment from -57% to -10%.

Neighborhood Factor:	1.0000
Total Parcels:	189
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	134
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	134

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
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	312.00	312.00	312.00	312.00	312.00	312.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	472007-074	SOUTHWOOD PARK ADDITION A & B

Comments:
22p23 Land Study: FF Rate from 425 to 660 using 1:4 LTB Ratio and sales between 2018-2021.
Vacancy adjustment from -50% to -36%.

Neighborhood Factor:	1.0000
Total Parcels:	694
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	44
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	44
C/I Avg Lot Depth:	120

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	660.00	660.00	660.00	660.00	660.00	660.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	472008-074	FAIRMONT PLACE ADDITION & AMD

Comments:
22p23 Land Study: FF Rate from 390 to 588 using 1:4 LTB Ratio and sales between 2018-2021.
Vacancy adjustment from -50% to -34%.

Neighborhood Factor:	1.0000
Total Parcels:	307
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	132

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	390.00	390.00	390.00	390.00	390.00	390.00
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	588.00	588.00	588.00	588.00	588.00	588.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	472009-074	PARKVIEW TERRACE ADDITION, AMD & EXT

Comments:

Neighborhood Factor:	1.8400
Total Parcels:	140
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	124
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	124

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	390.00	390.00	390.00	390.00	390.00	390.00
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	825.00	825.00	825.00	825.00	825.00	825.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	472013-074	HANNA & HAMILTONS SUB LOT III,XIII
Comments: 25p26: changed from front foot to sqft. eas			
			Neighborhood Factor: 1.0000
			Total Parcels: 93
			Res Avg Lot Size: 1.0000
			Res Avg Lot Width: 96
			Res Avg Lot Depth: 155
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 96
			C/I Avg Lot Depth: 155

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	495.00	495.00	495.00	495.00	495.00	495.00
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	736.00	736.00	736.00			
Residential Homesite	All	Square Foot				1.70	1.70	1.70
Residential Homesite	All	Acreage				22500.00	22500.00	22500.00
Residential Excess	All	Square Foot				0.34	0.34	0.34
Residential Excess	All	Acreage				22500.00	22500.00	22500.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	472020-074	WEST RUDISILL

Comments:
22p23 Land Study: FF Rate from 390 to 622 using 1:4 LTB Ratio and sales between 2018-2021.
Vacancy adjustment from -50% to -37%.

Neighborhood Factor:	1.4000
Total Parcels:	35
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	195
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	195

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	390.00	390.00	390.00	390.00	390.00	390.00
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	622.00	622.00	622.00	622.00	622.00	622.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	472102-074	HARRISON HILL ADDITION & EXTD

Comments:
25p26: changed from front foot to sqft. eas

Neighborhood Factor:	1.0000
Total Parcels:	286
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	544.00	544.00	544.00			
Residential Homesite	All	Square Foot				2.33	2.33	2.33
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.47	0.47	0.47
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	472103-074	HARRISON HILL EXTENDED

Comments:
22p23 Land Study: FF Rate from 310 to 589 using 1:4 LTB Ratio and sales between 2018-2021.
Vacancy adjustment from -50% to -28%.

Neighborhood Factor:	1.4000
Total Parcels:	30
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	202
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	202

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	589.00	589.00	589.00	589.00	589.00	589.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	472105-074	BOERGERS 1ST 2ND 3RD ADDITION

Comments:
22p23 Land Study: FF Rate from 310 to 428 using 1:4 LTB Ratio and sales between 2018-2021.
Vacancy adjustment from -50% to -27%. 25p26 to -64 t/s

Neighborhood Factor:	1.0000
Total Parcels:	179
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	139

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	428.00	428.00	428.00	428.00	428.00	428.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	472109-074	MCKINNIEVILLE ADDITION

Comments:
25p26: changed from front foot to sqft. eas

Neighborhood Factor:	1.0000
Total Parcels:	143
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	310.00	310.00	310.00			
Residential Homesite	All	Square Foot				1.40	1.40	1.40
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.28	0.28	0.28
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	472202-074	WOODHURST ADDITION SEC A-C, E

Comments:
23p24 Land Study: FF Rate from 411 to 480 using 1:4 LTB Ratio and sales between 2019-2022.
Vacancy adjustment from -37% to -56%.

Neighborhood Factor:	1.6000
Total Parcels:	278
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	260.00	260.00	260.00	260.00	260.00	260.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	578.00	578.00	578.00	578.00	578.00	578.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	472205-074	WOODHURST ADDITION SEC D

Comments:
23p24 Land Study: FF Rate from 457 to 599 using 1:4 LTB Ratio and sales between 2019-2022.
Vacancy adjustment from -43% to -56%.

Neighborhood Factor:	1.6000
Total Parcels:	29
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	136
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	136

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	260.00	260.00	260.00	260.00	260.00	260.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	599.00	599.00	599.00	599.00	599.00	599.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	472302-074	BELMONT ADDITION

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	662
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	327.00	327.00	327.00	327.00	327.00	327.00
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						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	472305-074	LINCOLNSHIRE ADDITION

Comments:
 24p25 Land Study: FF Rate from \$311 to \$403 using 1:4 LTB Ratio and sales between 2022-2023.
 Vacancy adjustment from -66% to -73%.
 25p26 Vacancy adjustment from -73% to -64%.

Neighborhood Factor:	1.0000
Total Parcels:	151
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	72
Res Avg Lot Depth:	121
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	72
C/I Avg Lot Depth:	121

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	403.00	403.00	403.00	403.00	403.00	403.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	472306-074	STELLHORN PARK ADDITION

Comments:
 24p25 Land Study: FF Rate from \$240 to \$403 using 1:4 LTB Ratio and sales between 2022-2023.
 Vacancy adjustment from -56% to -73%.
 25p26 Vacancy adjustment from -73% to -64%.

Neighborhood Factor:	1.0000
Total Parcels:	62
Res Avg Lot Size:	1.0300
Res Avg Lot Width:	49
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	49
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	403.00	403.00	403.00	403.00	403.00	403.00
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						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	472403-074	SOUTHWOOD PARK ADDITION SEC C-G

Comments:
25p26: changed from front foot to sqft. eas

Neighborhood Factor:	1.0000
Total Parcels:	41
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	73
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	73
C/I Avg Lot Depth:	132

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	525.00	525.00	525.00			
Residential Homesite	All	Square Foot				1.70	1.70	1.70
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.34	0.34	0.34
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	472501-074	WESTBURY DRIVE

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -70 to -45. eas

Neighborhood Factor:	1.0000
Total Parcels:	24
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	141
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	141

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	60.00	60.00	60.00	60.00	60.00	60.00
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	203.00	203.00	203.00			
Residential Homesite	All	Square Foot				1.21	1.21	1.21
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.24	0.24	0.24
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	480901-048	CALERA COVES SEC I-III

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$750 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.4600
Total Parcels:	112
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	61
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	61
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	480902-048	KRESS & WINTER RD SEC IX

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$60000 Acreage, \$9000 Excess Acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.2000
Total Parcels:	28
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	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						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	480902-048	KRESS & WINTER RD SEC IX

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$60000 Acreage, \$9000 Excess Acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.2000
Total Parcels:	28
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	9000.00	9000.00	9000.00	7000.00	7000.00	7000.00
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						

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	480902-048	KRESS & WINTER RD SEC IX

Comments:
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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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	7000.00	7000.00	7000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

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Res Avg Lot Size:	2.0600
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
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C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	30000.00	30000.00	30000.00
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						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

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Res Avg Lot Width:	0
Res Avg Lot Depth:	0
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C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	7000.00	7000.00	7000.00
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						
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<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
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Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

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C/I Avg Lot Width:	0
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<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
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Residential Rural Excess	Average	Acreage						
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2025 Allen County Land Order

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<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
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Comm & Ind Secondary	All	Acreage						
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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	60000.00	60000.00	60000.00
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						
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Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	7000.00	7000.00	7000.00
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Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	60000.00	60000.00	60000.00
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<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
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LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	480902-048	KRESS & WINTER RD SEC IX

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$60000 Acreage, \$9000 Excess Acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.2000
Total Parcels:	28
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	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						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	480902-048	KRESS & WINTER RD SEC IX

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$60000 Acreage, \$9000 Excess Acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.2000
Total Parcels:	28
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	9000.00	9000.00	9000.00	7000.00	7000.00	7000.00
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						

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	480902-048	KRESS & WINTER RD SEC IX

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$60000 Acreage, \$9000 Excess Acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.2000
Total Parcels:	28
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	7000.00	7000.00	7000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	480902-048	KRESS & WINTER RD SEC IX

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$60000 Acreage, \$9000 Excess Acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.2000
Total Parcels:	28
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	481001-048	ABOITE SPACES

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$350 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.0000
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	481003-048	WINDFALL ESTATES

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$45000 Acreage and \$10000 Excess Acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.4000
Total Parcels:	22
Res Avg Lot Size:	1.2400
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
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	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
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						

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	481004-048	WINDMORE ESTATES

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$50000 Acreage and \$12000 Excess Acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.3800
Total Parcels:	35
Res Avg Lot Size:	3.3900
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	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	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
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						

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	481005-048	AG/RURAL RES HOMESITES 01-048

Comments:
 24p25 Increased res excess rate to 18,000 per analysis of sales in 2023. LIM
 23p24 increased res excess to 15,000 per analysis of land sales from 2012 - 2022. Increased homesite value to 40,000. Median land to building ratio is 1 part land 4 parts improvement or 1:4 or 20% - Graduated scale is reimplemented. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1374
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	481005-048	AG/RURAL RES HOMESITES 01-048

Comments:
 24p25 Increased res excess rate to 18,000 per analysis of sales in 2023. LIM
 23p24 increased res excess to 15,000 per analysis of land sales from 2012 - 2022. Increased homesite value to 40,000. Median land to building ratio is 1 part land 4 parts improvement or 1:4 or 20% - Graduated scale is reimplemented. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1374
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	20000.00	20000.00	20000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	481005-048	AG/RURAL RES HOMESITES 01-048

Comments:
 24p25 Increased res excess rate to 18,000 per analysis of sales in 2023. LIM
 23p24 increased res excess to 15,000 per analysis of land sales from 2012 - 2022. Increased homesite value to 40,000. Median land to building ratio is 1 part land 4 parts improvement or 1:4 or 20% - Graduated scale is reimplemented. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1374
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	7000.00	7000.00	7000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	481005-048	AG/RURAL RES HOMESITES 01-048

Comments:
24p25 Increased res excess rate to 18,000 per analysis of sales in 2023. LIM
23p24 increased res excess to 15,000 per analysis of land sales from 2012 - 2022. Increased homesite value to 40,000. Median land to building ratio is 1 part land 4 parts improvement or 1:4 or 20% - Graduated scale is reimplemented. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1374
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	481005-048	AG/RURAL RES HOMESITES 01-048

Comments:
 24p25 Increased res excess rate to 18,000 per analysis of sales in 2023. LIM
 23p24 increased res excess to 15,000 per analysis of land sales from 2012 - 2022. Increased homesite value to 40,000. Median land to building ratio is 1 part land 4 parts improvement or 1:4 or 20% - Graduated scale is reimplemented. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1374
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	30000.00	30000.00	30000.00
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	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	481005-048	AG/RURAL RES HOMESITES 01-048

Comments:
 24p25 Increased res excess rate to 18,000 per analysis of sales in 2023. LIM
 23p24 increased res excess to 15,000 per analysis of land sales from 2012 - 2022. Increased homesite value to 40,000. Median land to building ratio is 1 part land 4 parts improvement or 1:4 or 20% - Graduated scale is reimplemented. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1374
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	481005-048	AG/RURAL RES HOMESITES 01-048

Comments:
 24p25 Increased res excess rate to 18,000 per analysis of sales in 2023. LIM
 23p24 increased res excess to 15,000 per analysis of land sales from 2012 - 2022. Increased homesite value to 40,000. Median land to building ratio is 1 part land 4 parts improvement or 1:4 or 20% - Graduated scale is reimplemented. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1374
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	481005-048	AG/RURAL RES HOMESITES 01-048

Comments:
 24p25 Increased res excess rate to 18,000 per analysis of sales in 2023. LIM
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Neighborhood Factor:	1.0000
Total Parcels:	1374
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	481005-048	AG/RURAL RES HOMESITES 01-048

Comments:
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Neighborhood Factor:	1.0000
Total Parcels:	1374
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						
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Comm & Ind Udeveloped Unusable	All	Square Foot						
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Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	40000.00	40000.00	40000.00
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	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	481005-048	AG/RURAL RES HOMESITES 01-048

Comments:
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Res Avg Lot Width:	0
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C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
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Comm & Ind Secondary	All	Acreage						
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Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	481005-048	AG/RURAL RES HOMESITES 01-048

Comments:
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Neighborhood Factor:	1.0000
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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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	481005-048	AG/RURAL RES HOMESITES 01-048

Comments:
24p25 Increased res excess rate to 18,000 per analysis of sales in 2023. LIM
23p24 increased res excess to 15,000 per analysis of land sales from 2012 - 2022. Increased homesite value to 40,000. Median land to building ratio is 1 part land 4 parts improvement or 1:4 or 20% - Graduated scale is reimplemented. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1374
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	481005-048	AG/RURAL RES HOMESITES 01-048

Comments:
24p25 Increased res excess rate to 18,000 per analysis of sales in 2023. LIM
23p24 increased res excess to 15,000 per analysis of land sales from 2012 - 2022. Increased homesite value to 40,000. Median land to building ratio is 1 part land 4 parts improvement or 1:4 or 20% - Graduated scale is reimplemented. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1374
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	481005-048	AG/RURAL RES HOMESITES 01-048

Comments:
24p25 Increased res excess rate to 18,000 per analysis of sales in 2023. LIM
23p24 increased res excess to 15,000 per analysis of land sales from 2012 - 2022. Increased homesite value to 40,000. Median land to building ratio is 1 part land 4 parts improvement or 1:4 or 20% - Graduated scale is reimplemented. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1374
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	20000.00	20000.00	20000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	481005-048	AG/RURAL RES HOMESITES 01-048

Comments:
24p25 Increased res excess rate to 18,000 per analysis of sales in 2023. LIM
23p24 increased res excess to 15,000 per analysis of land sales from 2012 - 2022. Increased homesite value to 40,000. Median land to building ratio is 1 part land 4 parts improvement or 1:4 or 20% - Graduated scale is reimplemented. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1374
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	7000.00	7000.00	7000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	481005-048	AG/RURAL RES HOMESITES 01-048

Comments:
 24p25 Increased res excess rate to 18,000 per analysis of sales in 2023. LIM
 23p24 increased res excess to 15,000 per analysis of land sales from 2012 - 2022. Increased homesite value to 40,000. Median land to building ratio is 1 part land 4 parts improvement or 1:4 or 20% - Graduated scale is reimplemented. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1374
Res Avg Lot Size:	2.0600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	079 ZANESVILLE (44)	481005-079	AG/RURAL RES HOMESITES 079

Comments:
23p24 increased res excess to 15,000 per analysis of land sales from 2012 - 2022. Increased homesite value to 40,000. Median land to building ratio is 1 part land 4 parts improvement or 1:4 or 20% - Graduated scale is reimplemented. JAB

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.2200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00		40000.00	40000.00		40000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	079 ZANESVILLE (44)	481005-079	AG/RURAL RES HOMESITES 079

Comments:
23p24 increased res excess to 15,000 per analysis of land sales from 2012 - 2022. Increased homesite value to 40,000. Median land to building ratio is 1 part land 4 parts improvement or 1:4 or 20% - Graduated scale is reimplemented. JAB

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.2200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	15000.00	15000.00	15000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00		40000.00	40000.00		40000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	079 ZANESVILLE (44)	481005-079	AG/RURAL RES HOMESITES 079

Comments:
23p24 increased res excess to 15,000 per analysis of land sales from 2012 - 2022. Increased homesite value to 40,000. Median land to building ratio is 1 part land 4 parts improvement or 1:4 or 20% - Graduated scale is reimplemented. JAB

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.2200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	7000.00	7000.00	7000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00		40000.00	40000.00		40000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	079 ZANESVILLE (44)	481005-079	AG/RURAL RES HOMESITES 079

Comments:
23p24 increased res excess to 15,000 per analysis of land sales from 2012 - 2022. Increased homesite value to 40,000. Median land to building ratio is 1 part land 4 parts improvement or 1:4 or 20% - Graduated scale is reimplemented. JAB

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.2200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00		40000.00	40000.00		40000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	079 ZANESVILLE (44)	481005-079	AG/RURAL RES HOMESITES 079

Comments:
23p24 increased res excess to 15,000 per analysis of land sales from 2012 - 2022. Increased homesite value to 40,000. Median land to building ratio is 1 part land 4 parts improvement or 1:4 or 20% - Graduated scale is reimplemented. JAB

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.2200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	30000.00	30000.00	30000.00
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	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00		40000.00	40000.00		40000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	079 ZANESVILLE (44)	481005-079	AG/RURAL RES HOMESITES 079

Comments:
23p24 increased res excess to 15,000 per analysis of land sales from 2012 - 2022. Increased homesite value to 40,000. Median land to building ratio is 1 part land 4 parts improvement or 1:4 or 20% - Graduated scale is reimplemented. JAB

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.2200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00		40000.00	40000.00		40000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	079 ZANESVILLE (44)	481005-079	AG/RURAL RES HOMESITES 079

Comments:
23p24 increased res excess to 15,000 per analysis of land sales from 2012 - 2022. Increased homesite value to 40,000. Median land to building ratio is 1 part land 4 parts improvement or 1:4 or 20% - Graduated scale is reimplemented. JAB

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.2200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00		40000.00	40000.00		40000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	079 ZANESVILLE (44)	481005-079	AG/RURAL RES HOMESITES 079

Comments:
23p24 increased res excess to 15,000 per analysis of land sales from 2012 - 2022. Increased homesite value to 40,000. Median land to building ratio is 1 part land 4 parts improvement or 1:4 or 20% - Graduated scale is reimplemented. JAB

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.2200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00		40000.00	40000.00		40000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	079 ZANESVILLE (44)	481005-079	AG/RURAL RES HOMESITES 079

Comments:
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Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.2200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
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Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	40000.00	40000.00	40000.00
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	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00		40000.00	40000.00		40000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	079 ZANESVILLE (44)	481005-079	AG/RURAL RES HOMESITES 079

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C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
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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	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00		40000.00	40000.00		40000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	079 ZANESVILLE (44)	481005-079	AG/RURAL RES HOMESITES 079

Comments:
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Res Avg Lot Size:	0.2200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00		40000.00	40000.00		40000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	079 ZANESVILLE (44)	481005-079	AG/RURAL RES HOMESITES 079

Comments:
23p24 increased res excess to 15,000 per analysis of land sales from 2012 - 2022. Increased homesite value to 40,000. Median land to building ratio is 1 part land 4 parts improvement or 1:4 or 20% - Graduated scale is reimplemented. JAB

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.2200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00		40000.00	40000.00		40000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	079 ZANESVILLE (44)	481005-079	AG/RURAL RES HOMESITES 079

Comments:
23p24 increased res excess to 15,000 per analysis of land sales from 2012 - 2022. Increased homesite value to 40,000. Median land to building ratio is 1 part land 4 parts improvement or 1:4 or 20% - Graduated scale is reimplemented. JAB

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.2200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00		40000.00	40000.00		40000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	079 ZANESVILLE (44)	481005-079	AG/RURAL RES HOMESITES 079

Comments:
23p24 increased res excess to 15,000 per analysis of land sales from 2012 - 2022. Increased homesite value to 40,000. Median land to building ratio is 1 part land 4 parts improvement or 1:4 or 20% - Graduated scale is reimplemented. JAB

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.2200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	15000.00	15000.00	15000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00		40000.00	40000.00		40000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	079 ZANESVILLE (44)	481005-079	AG/RURAL RES HOMESITES 079

Comments:
23p24 increased res excess to 15,000 per analysis of land sales from 2012 - 2022. Increased homesite value to 40,000. Median land to building ratio is 1 part land 4 parts improvement or 1:4 or 20% - Graduated scale is reimplemented. JAB

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.2200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	7000.00	7000.00	7000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00		40000.00	40000.00		40000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	079 ZANESVILLE (44)	481005-079	AG/RURAL RES HOMESITES 079

Comments:
23p24 increased res excess to 15,000 per analysis of land sales from 2012 - 2022. Increased homesite value to 40,000. Median land to building ratio is 1 part land 4 parts improvement or 1:4 or 20% - Graduated scale is reimplemented. JAB

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.2200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00		40000.00	40000.00		40000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	481101-048	WHITE LOON

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$70000 Acreage and \$12000 Excess Acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.1500
Total Parcels:	39
Res Avg Lot Size:	3.5500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
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	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
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						

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	481103-048	PRAIRIE MEADOWS SEC I-III

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$800 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.3000
Total Parcels:	86
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	481701-048	AZBURY PARK SEC I-III

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$100000 Acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.3000
Total Parcels:	147
Res Avg Lot Size:	0.3600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	115000.00	115000.00	115000.00	115000.00	115000.00	115000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	115000.00	115000.00	115000.00	115000.00	115000.00	115000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	481703-048	CALERA SEC I-II

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$850 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.2500
Total Parcels:	94
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	481704-048	AZBURY WOODS SEC I-IV

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$115000 Acreage, \$20000 Excess Acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.3000
Total Parcels:	113
Res Avg Lot Size:	0.5400
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	115000.00	115000.00	115000.00	115000.00	115000.00	115000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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						

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	482101-048	CEDAR GROVE SEC I

Comments:
24p25 Created new neighborhood and influences. LIM

Neighborhood Factor:	1.6000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

LAKE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAKE TOWNSHIP	049 LAKE (18)	491001-049	ARCOLA

Comments:
25p26 Per land to building study, change land from 150 FF to 175 FF and .45 Sqft .39 Res Excess to .50 Sqft, .40 Res Excess. Was 16.29%, now 18.13% Median. LIM

Neighborhood Factor:	1.0000
Total Parcels:	55
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	175.00	175.00	175.00
Comm & Ind Primary	All	Square Foot				0.50	0.50	0.50
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot				0.40	0.40	0.40
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	150.00	150.00	175.00	175.00	175.00
Residential Homesite	All	Square Foot	0.45	0.45	0.45	0.50	0.50	0.50
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	0.39	0.39	0.39	0.40	0.40	0.40
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

LAKE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAKE TOWNSHIP	049 LAKE (18)	491002-049	LAKE EVERETT PARK & NORTH SHORE TO LAKE EVERETT

Comments: 23p24 removed -50% influence for vacant parcels. JAB

Neighborhood Factor:	1.1000
Total Parcels:	201
Res Avg Lot Size:	1.3800
Res Avg Lot Width:	60
Res Avg Lot Depth:	167
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	167

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	105.00	105.00	105.00	105.00	105.00	105.00
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	105.00	105.00	105.00	105.00	105.00	105.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	14500.00	14500.00	14500.00	14500.00	14500.00	14500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	19000.00	19000.00	19000.00	19000.00	19000.00	19000.00
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	14500.00	14500.00	14500.00	14500.00	14500.00	14500.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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LAKE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAKE TOWNSHIP	049 LAKE (18)	491009-049	AG/RURAL RES HOMESITES 01 049

Comments:

23p24 Base rates have not been adjusted in 10 years. Increased base rates due to analysis of sales from 2014 - 2022. Indicated price per acre is \$20,000. Rates have been increased: 40,000 per homesite acre and 20,000 per res excess. The graduated scale has been reimplemented. The median land to building ratio is 1:4 or 1 part land 4 parts improvement or 20% of the total assessed value. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1249
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

LAKE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAKE TOWNSHIP	049 LAKE (18)	491009-049	AG/RURAL RES HOMESITES 01 049

Comments:
 23p24 Base rates have not been adjusted in 10 years. Increased base rates due to analysis of sales from 2014 - 2022. Indicated price per acre is \$20,000. Rates have been increased: 40,000 per homesite acre and 20,000 per res excess. The graduated scale has been reimplemented. The median land to building ratio is 1:4 or 1 part land 4 parts improvement or 20% of the total assessed value. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1249
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	20000.00	20000.00	20000.00	7500.00	7500.00	7500.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

LAKE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAKE TOWNSHIP	049 LAKE (18)	491009-049	AG/RURAL RES HOMESITES 01 049

Comments:
 23p24 Base rates have not been adjusted in 10 years. Increased base rates due to analysis of sales from 2014 - 2022. Indicated price per acre is \$20,000. Rates have been increased: 40,000 per homesite acre and 20,000 per res excess. The graduated scale has been reimplemented. The median land to building ratio is 1:4 or 1 part land 4 parts improvement or 20% of the total assessed value. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1249
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	7500.00	7500.00	7500.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

LAKE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAKE TOWNSHIP	049 LAKE (18)	491009-049	AG/RURAL RES HOMESITES 01 049

Comments:
 23p24 Base rates have not been adjusted in 10 years. Increased base rates due to analysis of sales from 2014 - 2022. Indicated price per acre is \$20,000. Rates have been increased: 40,000 per homesite acre and 20,000 per res excess. The graduated scale has been reimplemented. The median land to building ratio is 1:4 or 1 part land 4 parts improvement or 20% of the total assessed value. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1249
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

LAKE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAKE TOWNSHIP	049 LAKE (18)	491009-049	AG/RURAL RES HOMESITES 01 049

Comments:
 23p24 Base rates have not been adjusted in 10 years. Increased base rates due to analysis of sales from 2014 - 2022. Indicated price per acre is \$20,000. Rates have been increased: 40,000 per homesite acre and 20,000 per res excess. The graduated scale has been reimplemented. The median land to building ratio is 1:4 or 1 part land 4 parts improvement or 20% of the total assessed value. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1249
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	30000.00	30000.00	30000.00
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	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

LAKE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAKE TOWNSHIP	049 LAKE (18)	491009-049	AG/RURAL RES HOMESITES 01 049

Comments:

23p24 Base rates have not been adjusted in 10 years. Increased base rates due to analysis of sales from 2014 - 2022. Indicated price per acre is \$20,000. Rates have been increased: 40,000 per homesite acre and 20,000 per res excess. The graduated scale has been reimplemented. The median land to building ratio is 1:4 or 1 part land 4 parts improvement or 20% of the total assessed value. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1249
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	7500.00	7500.00	7500.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

LAKE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAKE TOWNSHIP	049 LAKE (18)	491009-049	AG/RURAL RES HOMESITES 01 049

Comments:
 23p24 Base rates have not been adjusted in 10 years. Increased base rates due to analysis of sales from 2014 - 2022. Indicated price per acre is \$20,000. Rates have been increased: 40,000 per homesite acre and 20,000 per res excess. The graduated scale has been reimplemented. The median land to building ratio is 1:4 or 1 part land 4 parts improvement or 20% of the total assessed value. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1249
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7500.00	7500.00	7500.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

LAKE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAKE TOWNSHIP	049 LAKE (18)	491009-049	AG/RURAL RES HOMESITES 01 049

Comments:
 23p24 Base rates have not been adjusted in 10 years. Increased base rates due to analysis of sales from 2014 - 2022. Indicated price per acre is \$20,000. Rates have been increased: 40,000 per homesite acre and 20,000 per res excess. The graduated scale has been reimplemented. The median land to building ratio is 1:4 or 1 part land 4 parts improvement or 20% of the total assessed value. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1249
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

LAKE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAKE TOWNSHIP	049 LAKE (18)	491009-049	AG/RURAL RES HOMESITES 01 049

Comments:
 23p24 Base rates have not been adjusted in 10 years. Increased base rates due to analysis of sales from 2014 - 2022. Indicated price per acre is \$20,000. Rates have been increased: 40,000 per homesite acre and 20,000 per res excess. The graduated scale has been reimplemented. The median land to building ratio is 1:4 or 1 part land 4 parts improvement or 20% of the total assessed value. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1249
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	40000.00	40000.00	40000.00
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	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

LAKE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAKE TOWNSHIP	049 LAKE (18)	491009-049	AG/RURAL RES HOMESITES 01 049

Comments:
 23p24 Base rates have not been adjusted in 10 years. Increased base rates due to analysis of sales from 2014 - 2022. Indicated price per acre is \$20,000. Rates have been increased: 40,000 per homesite acre and 20,000 per res excess. The graduated scale has been reimplemented. The median land to building ratio is 1:4 or 1 part land 4 parts improvement or 20% of the total assessed value. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1249
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	7500.00	7500.00	7500.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

LAKE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAKE TOWNSHIP	049 LAKE (18)	491009-049	AG/RURAL RES HOMESITES 01 049

Comments:

23p24 Base rates have not been adjusted in 10 years. Increased base rates due to analysis of sales from 2014 - 2022. Indicated price per acre is \$20,000. Rates have been increased: 40,000 per homesite acre and 20,000 per res excess. The graduated scale has been reimplemented. The median land to building ratio is 1:4 or 1 part land 4 parts improvement or 20% of the total assessed value. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1249
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7500.00	7500.00	7500.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

LAKE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAKE TOWNSHIP	049 LAKE (18)	491009-049	AG/RURAL RES HOMESITES 01 049

Comments:
 23p24 Base rates have not been adjusted in 10 years. Increased base rates due to analysis of sales from 2014 - 2022. Indicated price per acre is \$20,000. Rates have been increased: 40,000 per homesite acre and 20,000 per res excess. The graduated scale has been reimplemented. The median land to building ratio is 1:4 or 1 part land 4 parts improvement or 20% of the total assessed value. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1249
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

LAKE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAKE TOWNSHIP	049 LAKE (18)	491009-049	AG/RURAL RES HOMESITES 01 049

Comments:
 23p24 Base rates have not been adjusted in 10 years. Increased base rates due to analysis of sales from 2014 - 2022. Indicated price per acre is \$20,000. Rates have been increased: 40,000 per homesite acre and 20,000 per res excess. The graduated scale has been reimplemented. The median land to building ratio is 1:4 or 1 part land 4 parts improvement or 20% of the total assessed value. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1249
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

LAKE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAKE TOWNSHIP	049 LAKE (18)	491009-049	AG/RURAL RES HOMESITES 01 049

Comments:
23p24 Base rates have not been adjusted in 10 years. Increased base rates due to analysis of sales from 2014 - 2022. Indicated price per acre is \$20,000. Rates have been increased: 40,000 per homesite acre and 20,000 per res excess. The graduated scale has been reimplemented. The median land to building ratio is 1:4 or 1 part land 4 parts improvement or 20% of the total assessed value. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1249
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	20000.00	20000.00	20000.00	7500.00	7500.00	7500.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

LAKE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAKE TOWNSHIP	049 LAKE (18)	491009-049	AG/RURAL RES HOMESITES 01 049

Comments:
23p24 Base rates have not been adjusted in 10 years. Increased base rates due to analysis of sales from 2014 - 2022. Indicated price per acre is \$20,000. Rates have been increased: 40,000 per homesite acre and 20,000 per res excess. The graduated scale has been reimplemented. The median land to building ratio is 1:4 or 1 part land 4 parts improvement or 20% of the total assessed value. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1249
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	7500.00	7500.00	7500.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

LAKE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAKE TOWNSHIP	049 LAKE (18)	491009-049	AG/RURAL RES HOMESITES 01 049

Comments:
 23p24 Base rates have not been adjusted in 10 years. Increased base rates due to analysis of sales from 2014 - 2022. Indicated price per acre is \$20,000. Rates have been increased: 40,000 per homesite acre and 20,000 per res excess. The graduated scale has been reimplemented. The median land to building ratio is 1:4 or 1 part land 4 parts improvement or 20% of the total assessed value. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1249
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Good	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Fair	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Rural Excess	Poor	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00

2025 Allen County Land Order

LAKE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAKE TOWNSHIP	101 FT WAYNE LAKE	491009-101	AG/RURAL RES HOMESITES 01 101

Comments:
empty neighborhood

Neighborhood Factor:	1.0000
Total Parcels:	0
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
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	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Good	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Average	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Fair	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
Residential Rural Excess	Poor	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00

2025 Allen County Land Order

LAKE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAKE TOWNSHIP	049 LAKE (18)	491101-049	STRATFORD FOREST SEC I-IX

Comments:
25p26 Per land to building study, changed land from 2.11 sqft to 2.50 sqft. Median was 16.65%, now 19.70%. Land last done in 2021. LIM

Neighborhood Factor:	1.4900
Total Parcels:	366
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	131

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	470.00	470.00	470.00	470.00	470.00	470.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.11	2.11	2.11	2.50	2.50	2.50
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						

2025 Allen County Land Order

LAKE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAKE TOWNSHIP	049 LAKE (18)	491102-049	STRATFORD FOREST VILLAS SEC I-II

Comments:
25p26 Increased land rate from 1.60 to 2.50, per land to building study. Median was 14.03%, now 19.27%. Land last done in 2021. LIM

Neighborhood Factor:	1.4900
Total Parcels:	46
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	55
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	55
C/I Avg Lot Depth:	127

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	540.00	540.00	540.00	540.00	540.00	540.00
Residential Homesite	All	Square Foot	1.60	1.60	1.60	2.50	2.50	2.50
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						

2025 Allen County Land Order

LAKE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAKE TOWNSHIP	049 LAKE (18)	493501-049	QUINLADO SEC I

Comments:	Neighborhood Factor:	1.5200
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.95	2.95	2.95	2.95	2.95	2.95
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						

2025 Allen County Land Order

MADISON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MADISON TOWNSHIP	050 MADISON (19)	501003-050	AG/RURAL RES HOMESITES 01 050

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1031
Res Avg Lot Size:	1.3000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Good	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Average	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Fair	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Poor	Acreage	29000.00		29000.00	29000.00		29000.00
Residential Rural Excess	Excellent	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Good	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Average	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Fair	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Poor	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00

2025 Allen County Land Order

MADISON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MADISON TOWNSHIP	050 MADISON (19)	502001-050	HOAGLAND

Comments:
 24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$400 FF and \$60000 Acreage and \$10000 Excess Acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.7700
Total Parcels:	132
Res Avg Lot Size:	0.3600
Res Avg Lot Width:	60
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	160

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MADISON TOWNSHIP

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<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MADISON TOWNSHIP

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<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MADISON TOWNSHIP

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<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						
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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	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
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	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MADISON TOWNSHIP

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Comm & Ind Primary	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Comm & Ind Primary	All	Square Foot						
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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	60000.00	60000.00	60000.00	29000.00	29000.00	29000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

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<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
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Comm & Ind Primary	All	Acreage						
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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	60000.00	60000.00	60000.00	29000.00	29000.00	29000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

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Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

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Residential Homesite	All	Square Foot						
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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	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MADISON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MADISON TOWNSHIP	050 MADISON (19)	502001-050	HOAGLAND

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$400 FF and \$60000 Acreage and \$10000 Excess Acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.7700
Total Parcels:	132
Res Avg Lot Size:	0.3600
Res Avg Lot Width:	60
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	160

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	29000.00	29000.00	29000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

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<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						
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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	29000.00	29000.00	29000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

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<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						
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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	29000.00	29000.00	29000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

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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						
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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	29000.00	29000.00	29000.00	60000.00	60000.00	60000.00
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	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

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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	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

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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	10000.00	10000.00	10000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
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Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
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Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
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Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
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Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MADISON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MADISON TOWNSHIP	050 MADISON (19)	502101-050	PRAIRIE PARK ESTATES SEC I-II

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$500 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.5700
Total Parcels:	39
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	146
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	146

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

MARION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MARION TOWNSHIP	051 MARION (20)	511006-051	HESSEN CASSEL

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$400 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.7700
Total Parcels:	30
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

MARION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MARION TOWNSHIP	051 MARION (20)	511009-051	HAWKS NEST RIDGE SEC 1-4

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$70000 Acreage and \$10000 Excess Acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.2300
Total Parcels:	63
Res Avg Lot Size:	0.7230
Res Avg Lot Width:	160
Res Avg Lot Depth:	203
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	160
C/I Avg Lot Depth:	203

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	70000.00	70000.00	70000.00	70000.00	70000.00	70000.00
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						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

MARION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MARION TOWNSHIP	051 MARION (20)	511014-051	POE

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$350 FF and \$7000 Excess Acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.7700
Total Parcels:	37
Res Avg Lot Size:	0.8300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	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						
Residential 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						

2025 Allen County Land Order

MARION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MARION TOWNSHIP	051 MARION (20)	511020-051	AG/RURAL RES HOMESITES 051

Comments:
24p25 increased homesite base rate from 29,000 to 32,000 and res excess from 6,000 to 10,000 per vacant land ratio study. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1845
Res Avg Lot Size:	1.4400
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Good	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Average	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Fair	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Poor	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MARION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MARION TOWNSHIP	051 MARION (20)	511020-051	AG/RURAL RES HOMESITES 051

Comments:
24p25 increased homesite base rate from 29,000 to 32,000 and res excess from 6,000 to 10,000 per vacant land ratio study. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1845
Res Avg Lot Size:	1.4400
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Good	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Average	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Fair	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Poor	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MARION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MARION TOWNSHIP	051 MARION (20)	511020-051	AG/RURAL RES HOMESITES 051

Comments:
24p25 increased homesite base rate from 29,000 to 32,000 and res excess from 6,000 to 10,000 per vacant land ratio study. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1845
Res Avg Lot Size:	1.4400
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Good	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Average	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Fair	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Poor	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MARION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MARION TOWNSHIP	051 MARION (20)	511020-051	AG/RURAL RES HOMESITES 051

Comments:
24p25 increased homesite base rate from 29,000 to 32,000 and res excess from 6,000 to 10,000 per vacant land ratio study. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1845
Res Avg Lot Size:	1.4400
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
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	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Good	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Average	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Fair	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Poor	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MARION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MARION TOWNSHIP	051 MARION (20)	511020-051	AG/RURAL RES HOMESITES 051

Comments:
24p25 increased homesite base rate from 29,000 to 32,000 and res excess from 6,000 to 10,000 per vacant land ratio study. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1845
Res Avg Lot Size:	1.4400
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	32000.00	32000.00	32000.00	29000.00	29000.00	29000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Good	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Average	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Fair	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Poor	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MARION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MARION TOWNSHIP	051 MARION (20)	511020-051	AG/RURAL RES HOMESITES 051

Comments:
24p25 increased homesite base rate from 29,000 to 32,000 and res excess from 6,000 to 10,000 per vacant land ratio study. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1845
Res Avg Lot Size:	1.4400
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	32000.00	32000.00	32000.00	29000.00	29000.00	29000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Good	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Average	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Fair	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Poor	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MARION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MARION TOWNSHIP	051 MARION (20)	511020-051	AG/RURAL RES HOMESITES 051

Comments:
24p25 increased homesite base rate from 29,000 to 32,000 and res excess from 6,000 to 10,000 per vacant land ratio study. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1845
Res Avg Lot Size:	1.4400
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	32000.00	32000.00	32000.00	29000.00	29000.00	29000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Good	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Average	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Fair	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Poor	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MARION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MARION TOWNSHIP	051 MARION (20)	511020-051	AG/RURAL RES HOMESITES 051

Comments:
24p25 increased homesite base rate from 29,000 to 32,000 and res excess from 6,000 to 10,000 per vacant land ratio study. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1845
Res Avg Lot Size:	1.4400
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	32000.00	32000.00	32000.00	29000.00	29000.00	29000.00
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	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Good	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Average	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Fair	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Poor	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MARION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MARION TOWNSHIP	051 MARION (20)	511020-051	AG/RURAL RES HOMESITES 051

Comments:
24p25 increased homesite base rate from 29,000 to 32,000 and res excess from 6,000 to 10,000 per vacant land ratio study. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1845
Res Avg Lot Size:	1.4400
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	29000.00	29000.00	29000.00	32000.00	32000.00	32000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Good	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Average	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Fair	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Poor	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MARION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MARION TOWNSHIP	051 MARION (20)	511020-051	AG/RURAL RES HOMESITES 051

Comments:
24p25 increased homesite base rate from 29,000 to 32,000 and res excess from 6,000 to 10,000 per vacant land ratio study. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1845
Res Avg Lot Size:	1.4400
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	29000.00	29000.00	29000.00	32000.00	32000.00	32000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Good	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Average	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Fair	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Poor	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MARION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MARION TOWNSHIP	051 MARION (20)	511020-051	AG/RURAL RES HOMESITES 051

Comments:
24p25 increased homesite base rate from 29,000 to 32,000 and res excess from 6,000 to 10,000 per vacant land ratio study. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1845
Res Avg Lot Size:	1.4400
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	29000.00	29000.00	29000.00	32000.00	32000.00	32000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Good	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Average	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Fair	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Poor	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MARION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MARION TOWNSHIP	051 MARION (20)	511020-051	AG/RURAL RES HOMESITES 051

Comments:
24p25 increased homesite base rate from 29,000 to 32,000 and res excess from 6,000 to 10,000 per vacant land ratio study. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1845
Res Avg Lot Size:	1.4400
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	29000.00	29000.00	29000.00	32000.00	32000.00	32000.00
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	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Good	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Average	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Fair	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Poor	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MARION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MARION TOWNSHIP	051 MARION (20)	511020-051	AG/RURAL RES HOMESITES 051

Comments:
24p25 increased homesite base rate from 29,000 to 32,000 and res excess from 6,000 to 10,000 per vacant land ratio study. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1845
Res Avg Lot Size:	1.4400
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Good	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Average	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Fair	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Poor	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MARION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MARION TOWNSHIP	051 MARION (20)	511020-051	AG/RURAL RES HOMESITES 051

Comments:
24p25 increased homesite base rate from 29,000 to 32,000 and res excess from 6,000 to 10,000 per vacant land ratio study. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1845
Res Avg Lot Size:	1.4400
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Good	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Average	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Fair	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Poor	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MARION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MARION TOWNSHIP	051 MARION (20)	511020-051	AG/RURAL RES HOMESITES 051

Comments:
24p25 increased homesite base rate from 29,000 to 32,000 and res excess from 6,000 to 10,000 per vacant land ratio study. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1845
Res Avg Lot Size:	1.4400
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Good	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Average	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Fair	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Poor	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MARION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MARION TOWNSHIP	051 MARION (20)	511020-051	AG/RURAL RES HOMESITES 051

Comments:
24p25 increased homesite base rate from 29,000 to 32,000 and res excess from 6,000 to 10,000 per vacant land ratio study. JAB

Neighborhood Factor:	1.0000
Total Parcels:	1845
Res Avg Lot Size:	1.4400
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
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	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Good	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Average	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Fair	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Poor	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MARION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MARION TOWNSHIP	051 MARION (20)	512001-051	HAWKS NEST RIDGE VILLAS

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2017, changed base rate to \$90,000 Acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.2300
Total Parcels:	20
Res Avg Lot Size:	0.2785
Res Avg Lot Width:	91
Res Avg Lot Depth:	167
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	91
C/I Avg Lot Depth:	167

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	90000.00	90000.00	90000.00	90000.00	90000.00	90000.00
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						

2025 Allen County Land Order

MAUMEE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MAUMEE TOWNSHIP	052 MAUMEE (21)	521008-052	AG/RURAL RES HOMESITES 01-052

Comments:	Neighborhood Factor:	1.0000
	Total Parcels:	823
	Res Avg Lot Size:	1.3600
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Rural Homesite	Good	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Rural Homesite	Average	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Rural Homesite	Fair	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Rural Homesite	Poor	Acreage	37500.00		37500.00	37500.00		37500.00
Residential Rural Excess	Excellent	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Good	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Average	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Fair	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Poor	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00

2025 Allen County Land Order

MAUMEE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MAUMEE TOWNSHIP	053 WOODBURN (55)	532002-053	COUNTRYVIEW

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$400 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.5800
Total Parcels:	54
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

MAUMEE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MAUMEE TOWNSHIP	052 MAUMEE (21)	532003-052	WOODBURN RESIDENTIAL 052

Comments:

Neighborhood Factor:	1.6200
Total Parcels:	38
Res Avg Lot Size:	1.8780
Res Avg Lot Width:	40
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	165.00	165.00	165.00	165.00	165.00	165.00
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	165.00	165.00	165.00	165.00	165.00	165.00
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						

2025 Allen County Land Order

MAUMEE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MAUMEE TOWNSHIP	053 WOODBURN (55)	532003-053	WOODBURN RESIDENTIAL 053

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$350 FF and \$45,000 Acreage and \$10,000 Excess Acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.6200
Total Parcels:	435
Res Avg Lot Size:	1.8780
Res Avg Lot Width:	76
Res Avg Lot Depth:	153
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	153

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
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	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	45000.00		45000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MAUMEE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MAUMEE TOWNSHIP	053 WOODBURN (55)	532012-053	MAPLE COURT

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$400 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.6200
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

MAUMEE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MAUMEE TOWNSHIP	053 WOODBURN (55)	532015-053	HOMESTEAD PLACE SEC I & II

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$550 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.2200
Total Parcels:	44
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	95
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	95
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

MAUMEE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MAUMEE TOWNSHIP	053 WOODBURN (55)	532101-053	HOMESTEAD PLACE SEC III

Comments:

Neighborhood Factor:	1.2200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.45	2.45	2.45	2.45	2.45	2.45
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						

2025 Allen County Land Order

MAUMEE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MAUMEE TOWNSHIP	053 WOODBURN (55)	532901-053	ASHLAR POINTE SEC I - II

Comments:
25p26 Added Sec II and Cul-de-sac influence and increased base rate to 3.30. LIM
23p24 New Sub Created. LIM

Neighborhood Factor:	1.3200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	3.30	3.30	3.30
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

MILAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MILAN TOWNSHIP	054 MILAN (22)	540701-054	TRADERS TRACE SEC I - II

Comments:
 24p25 New Sub. Base rate \$3.85 added influences. LIM
 25p26 Added Sec II. LIM

Neighborhood Factor:	1.2500
Total Parcels:	107
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	3.85	3.85	3.85	3.85	3.85	3.85
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

MILAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MILAN TOWNSHIP	054 MILAN (22)	540702-054	OAKLYNN RESERVE SEC I

Comments:
25p26 New sub, base rate 3.85 same as traders trace, added influences. LIM

Neighborhood Factor:	1.0000
Total Parcels:	48
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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				3.85	3.85	3.85
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

MILAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MILAN TOWNSHIP	054 MILAN (22)	541005-054	AG/RURAL RES HOMESITES 01 (054)

Comments:
24p25 Increased base rate to 40000 and res excess rate to 10000. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1739
Res Avg Lot Size:	1.1600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MILAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MILAN TOWNSHIP	054 MILAN (22)	541005-054	AG/RURAL RES HOMESITES 01 (054)

Comments:
24p25 Increased base rate to 40000 and res excess rate to 10000. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1739
Res Avg Lot Size:	1.1600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MILAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MILAN TOWNSHIP	054 MILAN (22)	541005-054	AG/RURAL RES HOMESITES 01 (054)

Comments:
24p25 Increased base rate to 40000 and res excess rate to 10000. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1739
Res Avg Lot Size:	1.1600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MILAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MILAN TOWNSHIP	054 MILAN (22)	541005-054	AG/RURAL RES HOMESITES 01 (054)

Comments:
24p25 Increased base rate to 40000 and res excess rate to 10000. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1739
Res Avg Lot Size:	1.1600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MILAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MILAN TOWNSHIP	054 MILAN (22)	541005-054	AG/RURAL RES HOMESITES 01 (054)

Comments:
24p25 Increased base rate to 40000 and res excess rate to 10000. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1739
Res Avg Lot Size:	1.1600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	37500.00	37500.00	37500.00
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	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MILAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MILAN TOWNSHIP	054 MILAN (22)	541005-054	AG/RURAL RES HOMESITES 01 (054)

Comments:
24p25 Increased base rate to 40000 and res excess rate to 10000. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1739
Res Avg Lot Size:	1.1600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MILAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MILAN TOWNSHIP	054 MILAN (22)	541005-054	AG/RURAL RES HOMESITES 01 (054)

Comments:
24p25 Increased base rate to 40000 and res excess rate to 10000. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1739
Res Avg Lot Size:	1.1600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MILAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>					
MILAN TOWNSHIP	054 MILAN (22)	541005-054	AG/RURAL RES HOMESITES 01 (054)					
Comments: 24p25 Increased base rate to 40000 and res excess rate to 10000. LIM			Neighborhood Factor: 1.0000 Total Parcels: 1739 Res Avg Lot Size: 1.1600 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					
<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	37500.00	37500.00	37500.00
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	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00		40000.00	40000.00		40000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MILAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MILAN TOWNSHIP	054 MILAN (22)	541005-054	AG/RURAL RES HOMESITES 01 (054)

Comments:
24p25 Increased base rate to 40000 and res excess rate to 10000. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1739
Res Avg Lot Size:	1.1600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	40000.00	40000.00	40000.00
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	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MILAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MILAN TOWNSHIP	054 MILAN (22)	541005-054	AG/RURAL RES HOMESITES 01 (054)
Comments: 24p25 Increased base rate to 40000 and res excess rate to 10000. LIM			Neighborhood Factor: 1.0000 Total Parcels: 1739 Res Avg Lot Size: 1.1600 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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MILAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MILAN TOWNSHIP	054 MILAN (22)	541005-054	AG/RURAL RES HOMESITES 01 (054)

Comments:
24p25 Increased base rate to 40000 and res excess rate to 10000. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1739
Res Avg Lot Size:	1.1600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MILAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MILAN TOWNSHIP	054 MILAN (22)	541005-054	AG/RURAL RES HOMESITES 01 (054)
Comments: 24p25 Increased base rate to 40000 and res excess rate to 10000. LIM			Neighborhood Factor: 1.0000 Total Parcels: 1739 Res Avg Lot Size: 1.1600 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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	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	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00		40000.00	40000.00		40000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MILAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MILAN TOWNSHIP	054 MILAN (22)	541005-054	AG/RURAL RES HOMESITES 01 (054)

Comments:
24p25 Increased base rate to 40000 and res excess rate to 10000. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1739
Res Avg Lot Size:	1.1600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MILAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MILAN TOWNSHIP	054 MILAN (22)	541005-054	AG/RURAL RES HOMESITES 01 (054)
Comments: 24p25 Increased base rate to 40000 and res excess rate to 10000. LIM			Neighborhood Factor: 1.0000 Total Parcels: 1739 Res Avg Lot Size: 1.1600 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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MILAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MILAN TOWNSHIP	054 MILAN (22)	541005-054	AG/RURAL RES HOMESITES 01 (054)

Comments:
24p25 Increased base rate to 40000 and res excess rate to 10000. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1739
Res Avg Lot Size:	1.1600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	8000.00	8000.00	8000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MILAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MILAN TOWNSHIP	054 MILAN (22)	541005-054	AG/RURAL RES HOMESITES 01 (054)

Comments:
24p25 Increased base rate to 40000 and res excess rate to 10000. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1739
Res Avg Lot Size:	1.1600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Poor	Acreage	40000.00		40000.00	40000.00		40000.00
Residential Rural Excess	Excellent	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Good	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Average	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Poor	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

2025 Allen County Land Order

MILAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MILAN TOWNSHIP	097 FORT WAYNE MILAN (00)	541005-097	AG/RURAL RES HOMESITES 01 (097)

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	20
Res Avg Lot Size:	0.7400
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Rural Homesite	Good	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Rural Homesite	Average	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Rural Homesite	Fair	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Rural Homesite	Poor	Acreage	37500.00		37500.00	37500.00		37500.00
Residential Rural Excess	Excellent	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Good	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Average	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Fair	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Poor	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00

2025 Allen County Land Order

MILAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MILAN TOWNSHIP	054 MILAN (22)	541101-054	HAVENWOOD FOREST SEC A - F

Comments:

Neighborhood Factor:	1.7100
Total Parcels:	112
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	94
Res Avg Lot Depth:	158
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	94
C/I Avg Lot Depth:	158

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
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						

2025 Allen County Land Order

MILAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MILAN TOWNSHIP	054 MILAN (22)	541103-054	HAMPTONS OF WOODLAND

Comments:	Neighborhood Factor:	1.4200
	Total Parcels:	29
	Res Avg Lot Size:	1.0000
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	52900.00	52900.00	52900.00	52900.00	52900.00	52900.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

MONROE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MONROE TOWNSHIP	055 MONROE (23)	551017-055	AG/RURAL RES HOMESITES 01 055

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	618
Res Avg Lot Size:	1.2500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Good	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Average	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Fair	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Poor	Acreage	29000.00		29000.00	29000.00		29000.00
Residential Rural Excess	Excellent	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Good	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Average	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Fair	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Poor	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00

2025 Allen County Land Order

MONROE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MONROE TOWNSHIP	056 MONROEVILLE (45)	551017-056	AG/RURAL RES HOMESITES 01 056

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	1.2500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Good	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Average	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Fair	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Poor	Acreage	29000.00		29000.00	29000.00		29000.00
Residential Rural Excess	Excellent	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Good	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Average	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Fair	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Poor	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00

2025 Allen County Land Order

MONROE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MONROE TOWNSHIP	100 MONROE ANNEX	551017-100	AG/RURAL RES HOMESITES 100

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	1.2500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Good	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Average	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Fair	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Rural Homesite	Poor	Acreage	29000.00		29000.00	29000.00		29000.00
Residential Rural Excess	Excellent	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Good	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Average	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Fair	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Poor	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00

2025 Allen County Land Order

MONROE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MONROE TOWNSHIP	056 MONROEVILLE (45)	562001-056	MONROEVILLE

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$300 FF \$45000 Acreage, \$8000 Excess Acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.0000
Total Parcels:	462
Res Avg Lot Size:	0.3600
Res Avg Lot Width:	64
Res Avg Lot Depth:	126
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	64
C/I Avg Lot Depth:	126

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
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						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

MONROE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MONROE TOWNSHIP	056 MONROEVILLE (45)	562101-056	VILLA NOVA ADDITION

Comments:

Neighborhood Factor:	1.2700
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
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						

2025 Allen County Land Order

MONROE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MONROE TOWNSHIP	056 MONROEVILLE (45)	562102-056	VILLA NOVA ESTATES SEC I

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$400 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.2700
Total Parcels:	37
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

MONROE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MONROE TOWNSHIP	056 MONROEVILLE (45)	564501-056	VILLA NOVA ESTATES SEC II

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$400 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.2700
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	570101-057	GREYSON HEIGHTS

Comments:	Neighborhood Factor:	1.3200
	Total Parcels:	48
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	3.30	3.30	3.30	3.30	3.30	3.30
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	570301-057	CANYON CLIFFS

Comments:

Neighborhood Factor:	0.9500
Total Parcels:	25
Res Avg Lot Size:	4.4500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	105000.00	105000.00	105000.00	105000.00	105000.00	105000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Homesite	Excellent	Acreage	105000.00	105000.00	105000.00	105000.00	105000.00	105000.00
Residential Rural Homesite	Good	Acreage	105000.00	105000.00	105000.00	105000.00	105000.00	105000.00
Residential Rural Homesite	Average	Acreage	105000.00	105000.00	105000.00	105000.00	105000.00	105000.00
Residential Rural Homesite	Fair	Acreage	105000.00	105000.00	105000.00	105000.00	105000.00	105000.00
Residential Rural Homesite	Poor	Acreage	105000.00		105000.00	105000.00		105000.00
Residential Rural Excess	Excellent	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Good	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Fair	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Rural Excess	Poor	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	570701-057	BROWNSTONE MANOR SEC I-II 057

Comments:
Updated cul-de-sac from -5 to -10 10/21/2019 GM
Updated corner from -15 to -20 10/21/2019 GM

Neighborhood Factor:	1.4600
Total Parcels:	0
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.85	2.85	2.85	2.85	2.85	2.85
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	570701-058	BROWNSTONE MANOR SEC I-IV 058

Comments:
Updated cul-de-sac from -5 to -10 10/21/2019 GM
Updated corner from -15 to -20 10/21/2019 GM

Neighborhood Factor:	1.4600
Total Parcels:	156
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	570801-057	ROLLING OAKS SEC I 057

Comments:

Neighborhood Factor:	1.2300
Total Parcels:	0
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	570801-058	ROLLING OAKS SEC I 058

Comments:	Neighborhood Factor:	1.2300
	Total Parcels:	79
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.95	2.95	2.95	2.95	2.95	2.95
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	570802-058	ROLLING OAKS SEC II 058

Comments:	Neighborhood Factor:	1.2300
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	3.70	3.70	3.70	3.70	3.70	3.70
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	570901-057	THE QUARRY SEC IV

Comments:
22p23 new sub - JAB

Neighborhood Factor:	1.5700
Total Parcels:	0
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	3.95	3.95	3.95	3.95	3.95	3.95
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	1.20	1.20	1.20	1.20	1.20	1.20
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	570902-057	SHADOW CREEK SEC I A

Comments:
24p25 New Neighborhood smaller lots of Shadow Creek Sec I. LIM

Neighborhood Factor:	1.0000
Total Parcels:	0
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	6.00	6.00	6.00	6.00	6.00	6.00
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	570902-058	SHADOW CREEK SEC I A 058

Comments:
24p25 New Neighborhood smaller lots of Shadow Creek Sec I. LIM
Created neighborhodd in 058 per annexation

Neighborhood Factor:	1.5200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	6.00	6.00	6.00	6.00	6.00	6.00
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	570903-057	SHADOW CREEK SEC I B

Comments:
24p25 Created Sec IB from Shadow Creek Sec I because of lot size differences. LIM

Neighborhood Factor:	1.0000
Total Parcels:	0
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	6.45	6.45	6.45	6.45	6.45	6.45
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	0.15	0.15	0.15	0.15	0.15	0.15
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	570903-058	SHADOW CREEK SEC I B 058

Comments:
24p25 Created Sec IB from Shadow Creek Sec I because of lot size differences. LIM
Created neighborhood in 058 per annexation

Neighborhood Factor:	1.5200
Total Parcels:	45
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	6.45	6.45	6.45	6.45	6.45	6.45
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	0.15	0.15	0.15	0.15	0.15	0.15
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	571005-057	HIDDEN VALLEY

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	20
Res Avg Lot Size:	1.5200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
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	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	571013-057	HALLDALE ACRES 057

Comments:	Neighborhood Factor:	1.4500
	Total Parcels:	0
	Res Avg Lot Size:	1.5600
	Res Avg Lot Width:	181
	Res Avg Lot Depth:	270
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	181
	C/I Avg Lot Depth:	270

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	34000.00	34000.00	34000.00	34000.00	34000.00	34000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
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	34000.00	34000.00	34000.00	34000.00	34000.00	34000.00
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						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	571013-058	HALLDALE ACRES 058

Comments:	Neighborhood Factor:	1.2600
	Total Parcels:	13
	Res Avg Lot Size:	1.5600
	Res Avg Lot Width:	181
	Res Avg Lot Depth:	270
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	181
	C/I Avg Lot Depth:	270

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	34000.00	34000.00	34000.00	34000.00	34000.00	34000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
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	34000.00	34000.00	34000.00	34000.00	34000.00	34000.00
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						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	571016-057	CEDAR CANYONS SEC I & II

Comments:
Increased land base rate from 34.000 to 60,000 after meeting with Gayle and Andrew. Base rate is same as Perry Res Rural high ss

Neighborhood Factor:	1.5000
Total Parcels:	59
Res Avg Lot Size:	1.6200
Res Avg Lot Width:	155
Res Avg Lot Depth:	307
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	155
C/I Avg Lot Depth:	307

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	34000.00	34000.00	34000.00	34000.00	34000.00	34000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
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	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage	34000.00	34000.00	34000.00	34000.00	34000.00	34000.00
Residential Rural Homesite	Good	Acreage	34000.00	34000.00	34000.00	34000.00	34000.00	34000.00
Residential Rural Homesite	Average	Acreage	34000.00	34000.00	34000.00	34000.00	34000.00	34000.00
Residential Rural Homesite	Fair	Acreage	34000.00	34000.00	34000.00	34000.00	34000.00	34000.00
Residential Rural Homesite	Poor	Acreage	34000.00		34000.00	34000.00		34000.00
Residential Rural Excess	Excellent	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Excess	Good	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Excess	Average	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Excess	Fair	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Excess	Poor	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	571018-057	CANYON RUN & SEC II

Comments:

Neighborhood Factor:	1.1700
Total Parcels:	52
Res Avg Lot Size:	0.8900
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	75000.00	75000.00	75000.00	75000.00	75000.00	75000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	75000.00	75000.00	75000.00	75000.00	75000.00	75000.00
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	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	571023-057	PERRY RES RURAL LOW 057

Comments:
25p26 Increased land to matched Res Rural high, sales in this area are not different from Res Rural High and Cedar Creek which are both \$60,000 homesite and \$15,000 res excess. LIM

Neighborhood Factor:	1.0000
Total Parcels:	899
Res Avg Lot Size:	1.4900
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	45000.00	45000.00	45000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	9000.00	9000.00	9000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	9000.00	9000.00	9000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	9000.00	9000.00	9000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	9000.00	9000.00	9000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	9000.00	9000.00	9000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	571023-058	PERRY RES RURAL LOW 058

Comments:
25p26 Increased land to matched Res Rural high, sales in this area are not different from Res Rural High and Cedar Creek which are both \$60,000 homesite and \$15,000 res excess. LIM

Neighborhood Factor:	1.0000
Total Parcels:	166
Res Avg Lot Size:	1.4900
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	45000.00	45000.00	45000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	9000.00	9000.00	9000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	9000.00	9000.00	9000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	9000.00	9000.00	9000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	9000.00	9000.00	9000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	9000.00	9000.00	9000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	571023-091	PERRY RES RURAL LOW 091

Comments:
25p26 Increased land to matched Res Rural high, sales in this area are not different from Res Rural High and Cedar Creek which are both \$60,000 homesite and \$15,000 res excess. LIM

Neighborhood Factor:	1.0000
Total Parcels:	166
Res Avg Lot Size:	1.4900
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	45000.00	45000.00	45000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	45000.00	45000.00	45000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	45000.00	45000.00	45000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	45000.00	45000.00	45000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	45000.00		45000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	9000.00	9000.00	9000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	9000.00	9000.00	9000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	9000.00	9000.00	9000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	9000.00	9000.00	9000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	9000.00	9000.00	9000.00	15000.00	15000.00	15000.00

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	571027-057	ROUSSEAU 2ND

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	2.0500
Res Avg Lot Width:	75
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	120

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
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	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	571028-057	PERRY RES RURAL HIGH 057

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	615
Res Avg Lot Size:	1.5250
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	571028-058	PERRY RES RURAL HIGH 058

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	134
Res Avg Lot Size:	1.5250
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Good	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Fair	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Poor	Acreage	60000.00		60000.00	60000.00		60000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	571102-057	HOLMESTEAD ACRES

Comments:

Neighborhood Factor:	1.6200
Total Parcels:	57
Res Avg Lot Size:	1.4800
Res Avg Lot Width:	98
Res Avg Lot Depth:	144
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	98
C/I Avg Lot Depth:	144

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	571201-057	FOREST CANYONS ESTATES SEC A-D
Comments:			Neighborhood Factor: 1.5700
			Total Parcels: 44
			Res Avg Lot Size: 1.4800
			Res Avg Lot Width: 233
			Res Avg Lot Depth: 249
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 233
			C/I Avg Lot Depth: 249

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	38000.00	38000.00	38000.00	38000.00	38000.00	38000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
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	38000.00	38000.00	38000.00	38000.00	38000.00	38000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	571202-057	WOODCLIFFE ESTATES SEC I,II,IV

Comments:

Neighborhood Factor:	1.5500
Total Parcels:	36
Res Avg Lot Size:	1.0800
Res Avg Lot Width:	179
Res Avg Lot Depth:	243
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	179
C/I Avg Lot Depth:	243

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	150.00	175.00	162.00	150.00	175.00	162.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	34000.00	34000.00	34000.00	34000.00	34000.00	34000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	175.00	162.00	150.00	175.00	162.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	34000.00	34000.00	34000.00	34000.00	34000.00	34000.00
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	34000.00	34000.00	34000.00	34000.00	34000.00	34000.00
Residential Rural Homesite	Good	Acreage	34000.00	34000.00	34000.00	34000.00	34000.00	34000.00
Residential Rural Homesite	Average	Acreage	34000.00	34000.00	34000.00	34000.00	34000.00	34000.00
Residential Rural Homesite	Fair	Acreage	34000.00	34000.00	34000.00	34000.00	34000.00	34000.00
Residential Rural Homesite	Poor	Acreage	34000.00		34000.00	34000.00		34000.00
Residential Rural Excess	Excellent	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Excess	Good	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Excess	Average	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Excess	Fair	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Excess	Poor	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	571203-057	WOODCLIFFE ESTATES SEC III

Comments:

Neighborhood Factor:	1.5500
Total Parcels:	4
Res Avg Lot Size:	3.3200
Res Avg Lot Width:	261
Res Avg Lot Depth:	626
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	261
C/I Avg Lot Depth:	626

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	125.00	175.00	150.00	125.00	175.00	150.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	34000.00	34000.00	34000.00	34000.00	34000.00	34000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	125.00	175.00	150.00	125.00	175.00	150.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	34000.00	34000.00	34000.00	34000.00	34000.00	34000.00
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	34000.00	34000.00	34000.00	34000.00	34000.00	34000.00
Residential Rural Homesite	Good	Acreage	34000.00	34000.00	34000.00	34000.00	34000.00	34000.00
Residential Rural Homesite	Average	Acreage	34000.00	34000.00	34000.00	34000.00	34000.00	34000.00
Residential Rural Homesite	Fair	Acreage	34000.00	34000.00	34000.00	34000.00	34000.00	34000.00
Residential Rural Homesite	Poor	Acreage	34000.00	34000.00	34000.00	34000.00	34000.00	34000.00
Residential Rural Excess	Excellent	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Excess	Good	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Excess	Average	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Excess	Fair	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Excess	Poor	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	571301-057	FOREST GLADE ESTATES

Comments:	Neighborhood Factor:	0.9500
	Total Parcels:	15
	Res Avg Lot Size:	2.7900
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	75000.00	75000.00	75000.00	75000.00	75000.00	75000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	60000.00	80000.00	70000.00	60000.00	80000.00	70000.00
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	16000.00	14000.00	12000.00	16000.00	14000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	571401-057	SUNSET LAKE ESTATES

Comments:

Neighborhood Factor:	0.9500
Total Parcels:	11
Res Avg Lot Size:	2.3400
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	185000.00	185000.00	185000.00	185000.00	185000.00	185000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	90000.00	150000.00	120000.00	90000.00	150000.00	120000.00
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	35000.00	45000.00	40000.00	35000.00	45000.00	40000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	571501-057	WINDOVER

Comments:

Neighborhood Factor:	1.5900
Total Parcels:	25
Res Avg Lot Size:	1.5000
Res Avg Lot Width:	168
Res Avg Lot Depth:	346
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	168
C/I Avg Lot Depth:	346

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	34000.00	34000.00	34000.00	34000.00	34000.00	34000.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
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	34000.00	34000.00	34000.00	34000.00	34000.00	34000.00
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						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	571502-057	CANYON BAY

Comments:	Neighborhood Factor:	1.4700
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.35	2.35	2.35	2.35	2.35	2.35
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	571601-057	WINDWARD HILLS

Comments:	Neighborhood Factor:	1.5900
	Total Parcels:	18
	Res Avg Lot Size:	1.0000
	Res Avg Lot Width:	153
	Res Avg Lot Depth:	239
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	153
	C/I Avg Lot Depth:	239

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	43500.00	43500.00	43500.00	43500.00	43500.00	43500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
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	43500.00	43500.00	43500.00	43500.00	43500.00	43500.00
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						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	571602-057	WINDWARD FOREST

Comments:

Neighborhood Factor:	1.5900
Total Parcels:	23
Res Avg Lot Size:	1.0400
Res Avg Lot Width:	145
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	145
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	43500.00	43500.00	43500.00	43500.00	43500.00	43500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
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	43500.00	43500.00	43500.00	43500.00	43500.00	43500.00
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						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	571603-058	ESTUARY AT TWIN EAGLES SEC I

Comments:

Neighborhood Factor:	1.2200
Total Parcels:	21
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	137
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	137

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	571604-058	POINTE AT TWIN EAGLES

Comments:

Neighborhood Factor:	1.2200
Total Parcels:	45
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	92
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	92
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	575.00	575.00	575.00	575.00	575.00	575.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	575.00	575.00	575.00	575.00	575.00	575.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	571605-057	WHISPER ROCK SEC I-III 057

Comments:	Neighborhood Factor:	1.3300
	Total Parcels:	83
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	3.15	3.15	3.15	3.15	3.15	3.15
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	571605-058	WHISPER ROCK SEC I-III 058

Comments:

Neighborhood Factor:	1.3300
Total Parcels:	45
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	3.15	3.15	3.15	3.15	3.15	3.15
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	571606-058	VILLAS OF WHISPER ROCK

Comments:	Neighborhood Factor:	1.4000
	Total Parcels:	31
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot	2.24	2.24	2.24	2.24	2.24	2.24
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.24	2.24	2.24	2.24	2.24	2.24
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	571607-057	TIMBER RIDGE SEC I-IV 057

Comments:	Neighborhood Factor:	1.4700
	Total Parcels:	0
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.24	2.24	2.24	2.24	2.24	2.24
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	571607-058	TIMBER RIDGE SEC I-IV 058

Comments:	Neighborhood Factor:	1.4700
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.24	2.24	2.24	2.24	2.24	2.24
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	571608-058	VILLAS AT TIMBER RIDGE SEC I

Comments:	Neighborhood Factor:	1.5000
	Total Parcels:	29
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	0
	Res Avg Lot Depth:	0
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	0
	C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot	2.49	2.49	2.49	2.49	2.49	2.49
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.49	2.49	2.49	2.49	2.49	2.49
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	572001-091	MILLER RIDGE SEC I-III

Comments:

Neighborhood Factor:	1.3500
Total Parcels:	56
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	131
Res Avg Lot Depth:	149
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	131
C/I Avg Lot Depth:	149

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Residential Homesite	All	Square Foot						
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	572002-091	LAUREL RIDGE SEC I-III

Comments:

Neighborhood Factor:	1.5500
Total Parcels:	203
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	410.00	410.00	410.00	410.00	410.00	410.00
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	572003-091	RAPIDS OF KEEFER CREEK SEC I-VI

Comments:

Neighborhood Factor:	1.7400
Total Parcels:	264
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	572007-091	FALLS OF KEEFER CREEK SEC I-III

Comments:	Neighborhood Factor:	1.5500
	Total Parcels:	188
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	85
	Res Avg Lot Depth:	140
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	85
	C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	572008-091	SEVEN OAKS SEC I-V, VI, VII

Comments:

Neighborhood Factor:	1.6400
Total Parcels:	289
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572009-057	HIGHLANDS AT COPPER CREEK SEC I 057

Comments:

Neighborhood Factor:	1.3600
Total Parcels:	0
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	572009-058	HIGHLANDS AT COPPER CREEK SEC I-II 058

Comments:
 Sec I - 20p21
 Sec II - 22p23 Data entry complete 7.14.21 - JAB
 Increased common influence to 10% - JAB

Neighborhood Factor:	1.3600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572010-057	RAPIDS AT COPPER CREEK SEC I 057
Comments:			Neighborhood Factor: 1.3600 Total Parcels: 0 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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.85	2.85	2.85	2.85	2.85	2.85
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	572010-058	RAPIDS AT COPPER CREEK SEC I-IV 058

Comments:
22p23 Added Sec III market supports land values. JAB
23p24 Added Sec IV. LIM

Neighborhood Factor:	1.3600
Total Parcels:	161
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.85	2.85	2.85	2.85	2.85	2.85
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572011-057	COVES AT COPPER CREEK SEC I 057
Comments: LX: another type of "common view" delineated by the developer. GM			Neighborhood Factor: 1.3600 Total Parcels: 0 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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.85	2.85	2.85	2.85	2.85	2.85
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	572011-058	COVES AT COPPER CREEK SEC I-IV 058

Comments:
 LX: another type of "common view" delineated by the developer. GM
 Re-evaluated nbhd when Sec II was platted. Base Rate changed from 2.85 to 3.25 21 p 22
 22p23: base rate change with Sec III from 3.25 to 3.15, adjusted influences jf

Neighborhood Factor:	1.3600
Total Parcels:	215
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	3.15	3.15	3.15	3.15	3.15	3.15
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	572101-091	NORTH WOODLAND HEIGHTS SEC A-C

Comments:

Neighborhood Factor:	1.7000
Total Parcels:	44
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572102-057	FOX HOLLOW VILLAS SEC I

Comments:	Neighborhood Factor:	1.5000
	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

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

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572103-057	FOX HOLLOW SEC I-IV

Comments:	Neighborhood Factor:	1.4800
	Total Parcels:	139
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	3.05	3.05	3.05	3.05	3.05	3.05
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572104-057	ASLAN PASSAGE

Comments:	Neighborhood Factor:	1.3300
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	0.55	0.55	0.55	0.55	0.55	0.55
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572105-057	EDENBRIDGE SEC I-II

Comments:	Neighborhood Factor:	1.4800
	Total Parcels:	87
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.85	2.85	2.85	2.85	2.85	2.85
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572106-057	ASLAN PASSAGE VILLAS

Comments:

Neighborhood Factor:	1.2500
Total Parcels:	17
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572107-057	WATERVALE

Comments:	Neighborhood Factor:	0.9500
	Total Parcels:	9
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	0
	Res Avg Lot Depth:	0
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	0
	C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	150000.00	150000.00	150000.00	150000.00	150000.00	150000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572108-057	WHISPER ROCK SEC IV-V

Comments:
 Changed water view from 10% to 20%, changed premium from 20% to 5%, added shape/size influence. 12.11.19 GM
 Changed base rate from 3.15 to 3.40 12.11.19 GM
 22p23 Added excess acreage base rate 2.40 LIM/JAB

Neighborhood Factor:	1.3300
Total Parcels:	72
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	3.40	3.40	3.40	3.40	3.40	3.40
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	2.40	2.40	2.40	2.40	2.40	2.40
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572109-057	BALMORAL SEC I-II

Comments:	Neighborhood Factor:	1.3700
	Total Parcels:	71
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	3.95	3.95	3.95	3.95	3.95	3.95
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572201-057	HOLLY RIDGE SEC I-II

Comments:

Neighborhood Factor:	1.6600
Total Parcels:	98
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	79
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	79
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	572204-091	WINDSOR WOODS SEC I-V

Comments:

Neighborhood Factor:	1.6600
Total Parcels:	202
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	82
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	82
C/I Avg Lot Depth:	139

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	290.00	290.00	290.00	290.00	290.00	290.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	290.00	290.00	290.00	290.00	290.00	290.00
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572205-057	WINDSOR WOODS SEC VI (057)

Comments:

Neighborhood Factor:	1.6600
Total Parcels:	123
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	79
Res Avg Lot Depth:	134
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	79
C/I Avg Lot Depth:	134

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	572205-091	WINDSOR WOODS SEC VI (091)

Comments:

Neighborhood Factor:	1.6600
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	79
Res Avg Lot Depth:	134
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	79
C/I Avg Lot Depth:	134

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	572207-091	WOODMONT RIDGE SEC I-III

Comments:

Neighborhood Factor:	1.3000
Total Parcels:	61
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	112
Res Avg Lot Depth:	153
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	112
C/I Avg Lot Depth:	153

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	415.00	415.00	415.00	415.00	415.00	415.00
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	415.00	415.00	415.00	415.00	415.00	415.00
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	572208-091	WOODMONT SEC I-V

Comments:	Neighborhood Factor:	1.5300
	Total Parcels:	116
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	149
	Res Avg Lot Depth:	214
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	149
	C/I Avg Lot Depth:	214

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	290.00	290.00	290.00	290.00	290.00	290.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	290.00	290.00	290.00	290.00	290.00	290.00
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	572210-091	WOODMONT OAKS

Comments:

Neighborhood Factor:	1.5300
Total Parcels:	40
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	128
Res Avg Lot Depth:	207
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	128
C/I Avg Lot Depth:	207

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	290.00	290.00	290.00	290.00	290.00	290.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	290.00	290.00	290.00	290.00	290.00	290.00
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	572211-091	OAKMONT

Comments:

Neighborhood Factor:	1.5400
Total Parcels:	33
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	99
Res Avg Lot Depth:	154
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	99
C/I Avg Lot Depth:	154

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	290.00	290.00	290.00	290.00	290.00	290.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	290.00	290.00	290.00	290.00	290.00	290.00
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572217-057	COVES OF PERRY LAKES SEC I

Comments:
Updated land base rate for 14p15. JH

Neighborhood Factor:	1.4900
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	87
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572218-057	MAGNOLIA RUN SEC I

Comments:
25p26 New sub added influences, base rate 6.30, excess rate 0.50. LIM

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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				6.30	6.30	6.30
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.50	0.50	0.50
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572301-057	MILAGRO SEC I-II

Comments:	Neighborhood Factor:	1.4900
	Total Parcels:	107
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.35	2.35	2.35	2.35	2.35	2.35
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572302-057	COTTAGES OF MILAGRO

Comments:

Neighborhood Factor:	1.4900
Total Parcels:	29
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

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

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572303-057	SAGE POINTE SEC I-II

Comments:
After combining section I & Section II for 21 p 22: changed BR from 2.50 to 2.90; changed over an ac to shape/size to -20; changed pond from 30 to 20; changed cul de sac from -20 to -10 mdb

Neighborhood Factor:	1.5000
Total Parcels:	55
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.90	2.90	2.90	2.90	2.90	2.90
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572401-057	CORBIN PLACE

Comments:

Neighborhood Factor:	1.6700
Total Parcels:	105
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	572402-058	CARROLL OAKS SEC I-III

Comments:

Neighborhood Factor:	1.7200
Total Parcels:	171
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	55
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	55
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	572403-058	LAKES OF CARROLL CREEK SEC I-III,II-B,II-C,IV-VII

Comments:	Neighborhood Factor:	1.6700
	Total Parcels:	368
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	65
	Res Avg Lot Depth:	133
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	65
	C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	325.00	375.00	350.00	325.00	375.00	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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	572404-091	OAK GLEN SEC I-VI

Comments:

Neighborhood Factor:	1.7200
Total Parcels:	200
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	380.00	380.00	380.00	380.00	380.00	380.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	380.00	380.00	380.00	380.00	380.00	380.00
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	572405-091	TIMBERON SEC I-III

Comments:

Neighborhood Factor:	1.7200
Total Parcels:	154
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	572414-058	TOWNE SQUARE SEC I-VII

Comments:	Neighborhood Factor:	1.5400
	Total Parcels:	335
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572417-057	RAVENSWOOD SEC I - IV 057

Comments:
Increased rates from 625 to 685 based on land study from section 4. All influences stay the same. Add common area influence- 1-27-2016 - BJM

Neighborhood Factor:	1.5700
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	78
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	78
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	625.00	625.00	625.00	625.00	625.00	625.00
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	685.00	685.00	685.00	685.00	685.00	685.00
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	572417-058	RAVENSWOOD SEC I-IV 058

Comments:
Increased rates from 625 to 685 based on land study from section 4. All influences stay the same. Add common area influence- 1-27-2016 - BJM

Neighborhood Factor:	1.5700
Total Parcels:	178
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	78
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	78
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	625.00	625.00	625.00	625.00	625.00	625.00
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	685.00	685.00	685.00	685.00	685.00	685.00
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572418-057	SHEARWATER SEC I - V 057

Comments:

Neighborhood Factor:	1.5700
Total Parcels:	0
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	572418-058	SHEARWATER SEC I-V 058

Comments:

Neighborhood Factor:	1.5700
Total Parcels:	207
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	572419-091	CARROLL ESTATES SEC I-II

Comments:

Neighborhood Factor:	1.3500
Total Parcels:	43
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	162
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
C/I Avg Lot Depth:	162

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572424-057	CEDAR SPRINGS SEC I

Comments:

Neighborhood Factor:	1.2700
Total Parcels:	90
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	99
Res Avg Lot Depth:	162
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	79000.00	79000.00	79000.00	79000.00	79000.00	79000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572425-057	HAWTHORNE PARK ESTATES SEC I-III
Comments:			Neighborhood Factor: 1.2500
			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: 103
			C/I Avg Lot Depth: 151

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.70	2.70	2.70	2.70	2.70	2.70
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	1.30	1.30	1.30	1.30	1.30	1.30
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572426-057	RETREAT AT HAWTHORNE PARK ESTATES

Comments:

Neighborhood Factor:	1.2500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	1.30	1.30	1.30	1.30	1.30	1.30
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572503-057	LACABREAH SEC I-IV,VII (057)

Comments:

Neighborhood Factor:	1.3900
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	142
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	142

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	470.00	470.00	470.00	470.00	470.00	470.00
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	470.00	470.00	470.00	470.00	470.00	470.00
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	572503-091	LACABREAH SEC I-IV, VII (091)

Comments:

Neighborhood Factor:	1.3900
Total Parcels:	242
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	142
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	142

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	470.00	470.00	470.00	470.00	470.00	470.00
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	470.00	470.00	470.00	470.00	470.00	470.00
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	572505-091	VILLAS OF LACABREAH

Comments:

Neighborhood Factor:	1.6000
Total Parcels:	59
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	81
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	81
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	572506-091	ESTATES OF LACABREAH

Comments:

Neighborhood Factor:	1.3900
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	165
Res Avg Lot Depth:	269
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	165
C/I Avg Lot Depth:	269

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	415.00	415.00	415.00	415.00	415.00	415.00
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	415.00	415.00	415.00	415.00	415.00	415.00
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	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572507-057	HAWTHORNE PARK SEC I-VIII

Comments:	Neighborhood Factor:	1.2500
	Total Parcels:	266
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	103
	Res Avg Lot Depth:	151
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	103
	C/I Avg Lot Depth:	151

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572508-057	LACRISTA VILLAS OF LACABREAH (24)
Comments:			Neighborhood Factor: 1.6000 Total Parcels: 0 Res Avg Lot Size: 0.0000 Res Avg Lot Width: 77 Res Avg Lot Depth: 146 C/I Avg Lot Size: 0.0000 C/I Avg Lot Width: 77 C/I Avg Lot Depth: 146

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	530.00	530.00	530.00	530.00	530.00	530.00
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	530.00	530.00	530.00	530.00	530.00	530.00
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	572508-091	LACRISTA VILLAS OF LACABREAH (91)
Comments:			Neighborhood Factor: 1.6000
			Total Parcels: 31
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 75
			Res Avg Lot Depth: 139
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 75
			C/I Avg Lot Depth: 139

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	530.00	530.00	530.00	530.00	530.00	530.00
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	530.00	530.00	530.00	530.00	530.00	530.00
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572516-057	VILLAS OF HAWTHORNE PARK

Comments:	Neighborhood Factor:	1.4000
	Total Parcels:	39
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	84
	Res Avg Lot Depth:	135
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	84
	C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	572518-091	TESORO VILLAS AT LACABREAH

Comments:

Neighborhood Factor:	1.6000
Total Parcels:	26
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	86
Res Avg Lot Depth:	141
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	86
C/I Avg Lot Depth:	141

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	572601-091	EAGLE LAKE SEC I-V

Comments:

Neighborhood Factor:	1.3900
Total Parcels:	158
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	109
Res Avg Lot Depth:	147
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	109
C/I Avg Lot Depth:	147

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	365.00	365.00	365.00	365.00	365.00	365.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	365.00	365.00	365.00	365.00	365.00	365.00
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	572702-091	VALLEY PLACE SEC 1

Comments:	Neighborhood Factor:	1.2900
	Total Parcels:	22
	Res Avg Lot Size:	1.2000
	Res Avg Lot Width:	131
	Res Avg Lot Depth:	307
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	131
	C/I Avg Lot Depth:	307

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	43500.00	43500.00	43500.00	43500.00	43500.00	43500.00
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						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	572801-091	MARDEGO HILLS & SEC A

Comments:

Neighborhood Factor:	1.8000
Total Parcels:	71
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	216
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	216

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	190.00	190.00	190.00	190.00	190.00	190.00
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	190.00	190.00	190.00	190.00	190.00	190.00
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572802-057	TUSCANY SEC I-IV

Comments:
Adjusted corner influence from -5 to -15 for 15p16. JH

Neighborhood Factor:	1.3000
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	625.00	625.00	625.00	625.00	625.00	625.00
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572803-057	GRANTHAM

Comments:
23p24 New sub created - LIM

Neighborhood Factor:	1.3000
Total Parcels:	21
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	3.90	3.90	3.90	3.90	3.90	3.90
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572804-057	WEATHERSTONE SEC I & II

Comments:
 23p24 New Neighborhood base rate \$4.10. LIM
 25p26 Added Sec II, no change to base rate or influences. LIM

Neighborhood Factor:	1.3000
Total Parcels:	135
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	4.10	4.10	4.10	4.10	4.10	4.10
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572901-057	PERRY LAKE ESTATES SEC I-VII

Comments:

Neighborhood Factor:	1.4900
Total Parcels:	269
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	105
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	105
C/I Avg Lot Depth:	148

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	410.00	410.00	410.00	410.00	410.00	410.00
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	410.00	410.00	410.00	410.00	410.00	410.00
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572907-057	FALCON CREEK SEC I-VII

Comments:

Neighborhood Factor:	1.4900
Total Parcels:	351
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	78
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	78
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	410.00	410.00	410.00	410.00	410.00	410.00
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	410.00	410.00	410.00	410.00	410.00	410.00
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572908-057	LAKES OF BROOKS CROSSING SEC I-III

Comments:

Neighborhood Factor:	1.4900
Total Parcels:	159
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	81
Res Avg Lot Depth:	134
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	81
C/I Avg Lot Depth:	134

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	470.00	470.00	470.00	470.00	470.00	470.00
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	470.00	470.00	470.00	470.00	470.00	470.00
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572913-057	QUAIL CREEK SEC I-IV 057

Comments:

Neighborhood Factor:	1.4900
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	139

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	572913-058	QUAIL CREEK SEC I-IV 058

Comments:

Neighborhood Factor:	1.4900
Total Parcels:	192
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	139

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572919-057	COVES AT BROOKS CROSSING SEC I & II

Comments:

Neighborhood Factor:	1.4900
Total Parcels:	67
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	63
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	572920-057	TALONS REACH SEC I-II 057

Comments:	Neighborhood Factor:	1.4900
	Total Parcels:	0
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	90
	Res Avg Lot Depth:	157
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	0
	C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	650.00	650.00	650.00	650.00	650.00	650.00
Residential Homesite	All	Square Foot	2.25	2.25	2.25	2.25	2.25	2.25
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	572920-058	TALONS REACH SEC I-II 058

Comments:	Neighborhood Factor:	1.4900
	Total Parcels:	68
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	90
	Res Avg Lot Depth:	157
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	0
	C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	650.00	650.00	650.00	650.00	650.00	650.00
Residential Homesite	All	Square Foot	2.25	2.25	2.25	2.25	2.25	2.25
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	573001-057	CHAPEL CREEK SEC I-III

Comments:

Neighborhood Factor:	1.4900
Total Parcels:	135
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	93
Res Avg Lot Depth:	137
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	93
C/I Avg Lot Depth:	137

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	410.00	410.00	410.00	410.00	410.00	410.00
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	410.00	410.00	410.00	410.00	410.00	410.00
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	573003-057	WATERSONG SEC I-III

Comments:	Neighborhood Factor:	1.4900
	Total Parcels:	87
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	92
	Res Avg Lot Depth:	142
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	92
	C/I Avg Lot Depth:	142

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	410.00	410.00	410.00	410.00	410.00	410.00
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	410.00	410.00	410.00	410.00	410.00	410.00
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	573004-057	WATERSONG SEC I-III VILLAS

Comments:

Neighborhood Factor:	1.5000
Total Parcels:	33
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	92
Res Avg Lot Depth:	142
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	92
C/I Avg Lot Depth:	142

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	410.00	410.00	410.00	410.00	410.00	410.00
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	410.00	410.00	410.00	410.00	410.00	410.00
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	573006-057	CHAPEL COURT VILLAS SEC I-III

Comments:

Neighborhood Factor:	1.5000
Total Parcels:	70
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	455.00	455.00	455.00	455.00	455.00	455.00
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	455.00	455.00	455.00	455.00	455.00	455.00
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	573102-057	BLUFFS AT TWIN EAGLES SEC I-III 057
Comments:			Neighborhood Factor: 1.2200
			Total Parcels: 0
			Res Avg Lot Size: 0.6300
			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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	90000.00	90000.00	90000.00	90000.00	90000.00	90000.00
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	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	573102-058	BLUFFS AT TWIN EAGLES SEC I-III 058
Comments:			Neighborhood Factor: 1.2200
			Total Parcels: 98
			Res Avg Lot Size: 0.6300
			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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	90000.00	90000.00	90000.00	90000.00	90000.00	90000.00
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	80000.00	80000.00	80000.00	80000.00	80000.00	80000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	573103-091	SOMERSET VILLAS

Comments:
24p25 Added base rate of \$3.00 and influences. LIM

Neighborhood Factor:	1.2500
Total Parcels:	22
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	573201-091	LAKE PINE VALLEY SEC I-II

Comments:

Neighborhood Factor:	1.5800
Total Parcels:	84
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	83
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	83
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	315.00	315.00	315.00	315.00	315.00	315.00
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	315.00	315.00	315.00	315.00	315.00	315.00
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	573202-057	AUTUMN RUN

Comments:

Neighborhood Factor:	1.3300
Total Parcels:	24
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	105
Res Avg Lot Depth:	151
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	105
C/I Avg Lot Depth:	151

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	573203-058	CREEKSIDE AT TWIN EAGLES

Comments:

Neighborhood Factor:	1.2200
Total Parcels:	40
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	101
Res Avg Lot Depth:	172
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	101
C/I Avg Lot Depth:	172

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	485.00	485.00	485.00	485.00	485.00	485.00
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	485.00	485.00	485.00	485.00	485.00	485.00
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	573301-091	WINDRIFT SEC 1

Comments:

Neighborhood Factor:	1.7500
Total Parcels:	67
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	132

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	315.00	315.00	315.00	315.00	315.00	315.00
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	315.00	315.00	315.00	315.00	315.00	315.00
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	573302-057	TALIS PARK SEC I-II

Comments:

Neighborhood Factor:	1.3700
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

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

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	573402-091	LAKE POINTE SEC I-II

Comments:

Neighborhood Factor:	1.8500
Total Parcels:	97
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	365.00	365.00	365.00	365.00	365.00	365.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	365.00	365.00	365.00	365.00	365.00	365.00
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	573602-091	2PINE VALLEY - OFF GOLF LOTS

Comments:

Neighborhood Factor:	1.7500
Total Parcels:	593
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	97
Res Avg Lot Depth:	138
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	97
C/I Avg Lot Depth:	138

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	573603-091	PINE VALLEY - GOLF LOTS

Comments:

Neighborhood Factor:	1.6200
Total Parcels:	159
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	573604-057	PARKERS BAY VILLAS

Comments:

Neighborhood Factor:	1.5000
Total Parcels:	48
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.10	2.10	2.10	2.10	2.10	2.10
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	573605-057	COPPER HORSE CONDOS

Comments:
Created for 22p23 - JAB

Neighborhood Factor:	1.6000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	573702-091	CLUBVIEWS OF PINE VALLEY

Comments:

Neighborhood Factor:	1.5000
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	37
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	37
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	270.00	270.00	270.00	270.00	270.00	270.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	270.00	270.00	270.00	270.00	270.00	270.00
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	573703-091	PINE VALLEY BLK A & 17TH

Comments:

Neighborhood Factor:	1.2600
Total Parcels:	43
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	53
Res Avg Lot Depth:	95
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	53
C/I Avg Lot Depth:	95

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	270.00	270.00	270.00	270.00	270.00	270.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	270.00	270.00	270.00	270.00	270.00	270.00
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	573801-091	BURNING TREE SEC I-II

Comments:

Neighborhood Factor:	1.3300
Total Parcels:	75
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	160

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	573802-057	WEST AUTUMN SEC I-V

Comments:

Neighborhood Factor:	1.3300
Total Parcels:	117
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	97
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	97
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	573803-057	VILLAS OF WEST AUTUMN SEC I-III

Comments:

Neighborhood Factor:	1.2500
Total Parcels:	62
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	79
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	79
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	470.00	470.00	470.00	470.00	470.00	470.00
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	470.00	470.00	470.00	470.00	470.00	470.00
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	573901-057	OLD AUBURN PL SEC I-II

Comments:

Neighborhood Factor:	1.6400
Total Parcels:	97
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	88
Res Avg Lot Depth:	152
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	88
C/I Avg Lot Depth:	152

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	573902-091	OLD AUBURN VILLAS

Comments:

Neighborhood Factor:	1.5000
Total Parcels:	15
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	145

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	574002-057	AUTUMN RIDGE VILLAS SEC I-II

Comments:

Neighborhood Factor:	1.4000
Total Parcels:	48
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	81
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	81
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	574003-057	AUTUMN RIDGE SEC I-VII

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	227
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	115
Res Avg Lot Depth:	176
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	115
C/I Avg Lot Depth:	176

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	574101-091	NORTHWAY GARDENS

Comments:

Neighborhood Factor:	1.7500
Total Parcels:	98
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	574201-091	WILD MEADOWS SEC I-II

Comments:

Neighborhood Factor:	1.7500
Total Parcels:	33
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	58
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	58
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	255.00	255.00	255.00	255.00	255.00	255.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	255.00	255.00	255.00	255.00	255.00	255.00
Residential Homesite	All	Square Foot						
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	574202-091	LONGWOOD SEC I-VI

Comments:

Neighborhood Factor:	1.7500
Total Parcels:	184
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	574301-057	THE OAKS SEC I-V

Comments:

Neighborhood Factor:	1.6500
Total Parcels:	227
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	81
Res Avg Lot Depth:	143
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	81
C/I Avg Lot Depth:	143

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	574303-057	OAK CROSSING SEC I

Comments:

Neighborhood Factor:	1.6500
Total Parcels:	168
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	580801-058	WILLOW RIDGE NORTH SEC I-II

Comments:
21p22: Increased base rate from 2.80 to 3.00 when Section II was platted. Increase the Corner influence from -15 to -20;

Neighborhood Factor:	1.4800
Total Parcels:	105
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	580802-058	CASCATA ESTATES

Comments:	Neighborhood Factor:	1.5600
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	3.55	3.55	3.55	3.55	3.55	3.55
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	580804-058	ROLLING OAKS SEC III-IV

Comments:

Neighborhood Factor:	1.2300
Total Parcels:	106
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

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

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	580805-058	CASCATA ESTATES SEC II

Comments:	Neighborhood Factor:	1.5600
	Total Parcels:	62
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	0
	Res Avg Lot Depth:	0
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	0
	C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	4.50	4.50	4.50	4.50	4.50	4.50
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	580806-058	EMRICH HILLS

Comments:
24p25 New Neighborhood Created. LIM

Neighborhood Factor:	1.2300
Total Parcels:	61
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

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

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	580901-058	THE QUARRY SEC I

Comments:
Did not add Section II to this neighborhood due to lot size & lot price difference

Neighborhood Factor:	1.5700
Total Parcels:	55
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	3.20	3.20	3.20	3.20	3.20	3.20
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	1.20	1.20	1.20	1.20	1.20	1.20
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	580902-058	THE QUARRY SEC II-III

Comments:
 22p23 Sec II added and seperated from Sec I due to large differences in lot size & lot price.
 Base Rate: 3.95
 22p23 Added Sec III- JAB

Neighborhood Factor:	1.5700
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	3.95	3.95	3.95	3.95	3.95	3.95
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	1.20	1.20	1.20	1.20	1.20	1.20
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	580903-058	CLIFFS OF ROLLING OAKS

Comments:
22p23: New Sub - JAB

Neighborhood Factor:	1.2300
Total Parcels:	18
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	4.35	4.35	4.35	4.35	4.35	4.35
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	580904-058	MARCELLA SEC I - III

Comments:
 25p26 Added Sec III, increased base rate to 3.90 per new lot pricing. LIM
 24p25 Added Sec II. LIM
 23p24 - Created Sec I. LIM

Neighborhood Factor:	1.2300
Total Parcels:	129
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	3.90	3.90	3.90
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	580905-058	RIDLEY PARK SEC I - II

Comments:
 25p26 Added Sec II changed base rate from 3.35 to 4.35 per new lot pricing. LIM
 23p24 Created new neighborhood. LIM

Neighborhood Factor:	1.2500
Total Parcels:	83
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	3.35	3.35	3.35	4.35	4.35	4.35
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	580906-058	THE PRESERVES AT THE QUARRY SEC I-II

Comments:
23p24 Added Sec II - LIM

Neighborhood Factor:	1.5200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	580907-058	THE PRESERVES AT THE QUARRY SEC III

Comments:
24p25 Created new neighborhood lots do not price out near Sec I and II. LIM

Neighborhood Factor:	1.5200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	4.60	4.60	4.60	4.60	4.60	4.60
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	580908-058	THE PINES

Comments:
24p25 New Sub. LIM

Neighborhood Factor:	1.2300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	0.90	0.90	0.90	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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	581601-058	COTTAGES OF VERANO

Comments:

Neighborhood Factor:	1.4800
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	581701-058	CLASSIC HEIGHTS EXT SOUTH

Comments:

Neighborhood Factor:	1.4800
Total Parcels:	15
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.10	2.10	2.10	2.10	2.10	2.10
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	581702-058	HUNTERS RESERVE SEC I & II

Comments:
24p25 New Neighborhood, added Sec II, updated base rate and influences. LIM

Neighborhood Factor:	1.4800
Total Parcels:	101
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	581801-058	DRAYTONS RESERVE & COVES OF DRAYTONS RESERVE

Comments:

Neighborhood Factor:	1.3700
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	582001-058	HUNTERTOWN (SEE NOTES FOR LIST OF COMBINED NEIGHBORHOODS)

Comments:
 BEARDSLEYS
 BOCKMANS ADDITION
 DUNTEN E W & DUNTEN E W EXT
 FRECKS
 GREENWELLS 1ST
 HUNTERTOWN 1ST
 HUNTERTOWN OLD PLACE & SPC A
 HUNTERTOWN OUT LOTS
 MCCOMB CA
 MYERS 1ST
 MYERS HUNTERTOWN
 PRESTONS
 TILDENS SUB
 WATERSONS ADD

Neighborhood Factor:	1.8000
Total Parcels:	193
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	62
Res Avg Lot Depth:	121
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	62
C/I Avg Lot Depth:	121

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	265.00	265.00	265.00	265.00	265.00	265.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	265.00	265.00	265.00	265.00	265.00	265.00
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						

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PERRY TOWNSHIP

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	582002-058	GRAND POINTE AT COPPER CREEK SEC I

Comments:

Neighborhood Factor:	1.4300
Total Parcels:	87
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	582003-058	GRAND POINTE AT COPPER CREEK SEC II-III

Comments:
22p23 - New Sub Sec II-III - JAB

Neighborhood Factor:	1.4300
Total Parcels:	115
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	582004-058	RIDGEWOOD AT COPPER CREEK SEC I - II

Comments:
 22p23 new sub. JAB
 23p24 Added Sec II. LIM
 23p24 Changed baserate and added cul-de-sac influence. Baserate supported by sales. LIM

Neighborhood Factor:	1.4300
Total Parcels:	114
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	582005-058	RIDGEWOOD AT COPPER CREEK VILLAS

Comments:
22p23 new sub. JAB

Neighborhood Factor:	1.5900
Total Parcels:	22
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	582006-058	VILLAS AT COPPER CREEK

Comments:

Neighborhood Factor:	1.5900
Total Parcels:	30
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	582017-058	HUNTERTOWN OUT LOT 2ND

Comments:	Neighborhood Factor:	1.8000
	Total Parcels:	5
	Res Avg Lot Size:	0.9100
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	38000.00	38000.00	38000.00	38000.00	38000.00	38000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage						
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	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	582101-058	STONERS MILL

Comments:

Neighborhood Factor:	1.5000
Total Parcels:	49
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	93
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	93
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	285.00	285.00	285.00	285.00	285.00	285.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	285.00	285.00	285.00	285.00	285.00	285.00
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	582201-058	HUNTER PARK SEC I-II

Comments:

Neighborhood Factor:	2.0000
Total Parcels:	61
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	95
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	95
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	582301-058	HUNTERS RIDGE SEC I-V AMD

Comments:

Neighborhood Factor:	2.0000
Total Parcels:	92
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	138
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	138

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	582401-058	HIDDEN OAKS PLACE

Comments:	Neighborhood Factor:	1.6600
	Total Parcels:	68
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	77
	Res Avg Lot Depth:	124
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	77
	C/I Avg Lot Depth:	124

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	582601-058	WILLOW RIDGE

Comments:

Neighborhood Factor:	1.3900
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	92
Res Avg Lot Depth:	141
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	92
C/I Avg Lot Depth:	141

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	215.00	215.00	215.00	215.00	215.00	215.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	215.00	215.00	215.00	215.00	215.00	215.00
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	582701-058	LAKES AT WILLOW CREEK SEC I-III

Comments:

Neighborhood Factor:	1.5300
Total Parcels:	152
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	99
Res Avg Lot Depth:	147
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	99
C/I Avg Lot Depth:	147

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	582705-058	CLASSIC HEIGHTS SEC I - VI

Comments:

Neighborhood Factor:	1.4800
Total Parcels:	223
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	582801-057	SORRENTO SEC I-IV

Comments:
Updated base rate for 14p15. JH

Neighborhood Factor:	1.3400
Total Parcels:	334
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	132

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	510.00	510.00	510.00	510.00	510.00	510.00
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	583001-057	TWIN EAGLES

Comments:

Neighborhood Factor:	1.2200
Total Parcels:	0
Res Avg Lot Size:	1.7000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	110000.00	110000.00	110000.00	110000.00	110000.00	110000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	13000.00	13000.00	13000.00	13000.00	13000.00	13000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	60000.00	95000.00	85000.00	60000.00	95000.00	85000.00
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	583001-058	TWIN EAGLES 058

Comments:	Neighborhood Factor:	1.2200
	Total Parcels:	46
	Res Avg Lot Size:	1.7000
	Res Avg Lot Width:	0
	Res Avg Lot Depth:	0
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	0
	C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	110000.00	110000.00	110000.00	110000.00	110000.00	110000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	13000.00	13000.00	13000.00	13000.00	13000.00	13000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	60000.00	95000.00	85000.00	60000.00	95000.00	85000.00
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	583003-058	VILLAS AT TWIN EAGLES SEC II

Comments:	Neighborhood Factor:	1.4000
	Total Parcels:	64
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	87
	Res Avg Lot Depth:	130
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	87
	C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	535.00	535.00	535.00	535.00	535.00	535.00
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	535.00	535.00	535.00	535.00	535.00	535.00
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	583005-058	COVES AT TWIN EAGLES SEC I

Comments:	Neighborhood Factor:	1.2200
	Total Parcels:	53
	Res Avg Lot Size:	0.8000
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage	87500.00	87500.00	87500.00	87500.00	87500.00	87500.00
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
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	87500.00	87500.00	87500.00	87500.00	87500.00	87500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	583006-058	PRESERVE/TWIN EAGLES SEC I

Comments:
Updated base rate for 14p15. JH

Neighborhood Factor:	1.2200
Total Parcels:	36
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	81
Res Avg Lot Depth:	126
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	81
C/I Avg Lot Depth:	126

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	605.00	605.00	605.00	605.00	605.00	605.00
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	583007-058	SONORA SEC I - II

Comments:
25p26 Added Sec II, updated influences and increased base rate from 3.75 to 3.95 per new lot pricing. LIM

Neighborhood Factor:	1.1800
Total Parcels:	110
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	3.95	3.95	3.95
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	583008-058	BLUFFS OF CARROLL CREEK

Comments:
24p25 New Sub - LIM

Neighborhood Factor:	1.6700
Total Parcels:	29
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	3.20	3.20	3.20	3.20	3.20	3.20
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	583101-058	WILLOW RUN SEC I-IV 058

Comments:

Neighborhood Factor:	1.6400
Total Parcels:	281
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	69
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	69
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	385.00	385.00	385.00	385.00	385.00	385.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	385.00	385.00	385.00	385.00	385.00	385.00
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	584203-058	CLASSIC HEIGHTS VILLAS

Comments:

Neighborhood Factor:	1.5900
Total Parcels:	33
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

PLEASANT TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PLEASANT TOWNSHIP	059 PLEASANT (25)	591008-059	AG/RURAL RES HOMESITES 059

Comments:
24p25 increased homesite base rate from 30,000 to 32,000 and res excess rate from 7,000 to 9,000 per vacant land ratio study. JAB/LIM

Neighborhood Factor:	1.0000
Total Parcels:	1121
Res Avg Lot Size:	1.0000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Good	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Average	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Fair	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Poor	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Excess	Excellent	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Good	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Average	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Fair	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Poor	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00

2025 Allen County Land Order

PLEASANT TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PLEASANT TOWNSHIP	059 PLEASANT (25)	591008-059	AG/RURAL RES HOMESITES 059

Comments:
24p25 increased homesite base rate from 30,000 to 32,000 and res excess rate from 7,000 to 9,000 per vacant land ratio study. JAB/LIM

Neighborhood Factor:	1.0000
Total Parcels:	1121
Res Avg Lot Size:	1.0000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	9000.00	9000.00	9000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Good	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Average	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Fair	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Poor	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Excess	Excellent	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Good	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Average	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Fair	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Poor	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00

2025 Allen County Land Order

PLEASANT TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PLEASANT TOWNSHIP	059 PLEASANT (25)	591008-059	AG/RURAL RES HOMESITES 059

Comments:
24p25 increased homesite base rate from 30,000 to 32,000 and res excess rate from 7,000 to 9,000 per vacant land ratio study. JAB/LIM

Neighborhood Factor:	1.0000
Total Parcels:	1121
Res Avg Lot Size:	1.0000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	7000.00	7000.00	7000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Good	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Average	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Fair	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Poor	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Excess	Excellent	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Good	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Average	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Fair	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Poor	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00

2025 Allen County Land Order

PLEASANT TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PLEASANT TOWNSHIP	059 PLEASANT (25)	591008-059	AG/RURAL RES HOMESITES 059

Comments:
24p25 increased homesite base rate from 30,000 to 32,000 and res excess rate from 7,000 to 9,000 per vacant land ratio study. JAB/LIM

Neighborhood Factor:	1.0000
Total Parcels:	1121
Res Avg Lot Size:	1.0000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Good	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Average	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Fair	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Poor	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Excess	Excellent	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Good	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Average	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Fair	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Poor	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00

2025 Allen County Land Order

PLEASANT TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PLEASANT TOWNSHIP	059 PLEASANT (25)	591008-059	AG/RURAL RES HOMESITES 059

Comments:
24p25 increased homesite base rate from 30,000 to 32,000 and res excess rate from 7,000 to 9,000 per vacant land ratio study. JAB/LIM

Neighborhood Factor:	1.0000
Total Parcels:	1121
Res Avg Lot Size:	1.0000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	32000.00	32000.00	32000.00	30000.00	30000.00	30000.00
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	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Good	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Average	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Fair	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Poor	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Excess	Excellent	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Good	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Average	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Fair	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Poor	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00

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PLEASANT TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PLEASANT TOWNSHIP	059 PLEASANT (25)	591008-059	AG/RURAL RES HOMESITES 059

Comments:
24p25 increased homesite base rate from 30,000 to 32,000 and res excess rate from 7,000 to 9,000 per vacant land ratio study. JAB/LIM

Neighborhood Factor:	1.0000
Total Parcels:	1121
Res Avg Lot Size:	1.0000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	32000.00	32000.00	32000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Good	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Average	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Fair	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Poor	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Excess	Excellent	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Good	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Average	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Fair	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Poor	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00

2025 Allen County Land Order

PLEASANT TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PLEASANT TOWNSHIP	059 PLEASANT (25)	591008-059	AG/RURAL RES HOMESITES 059

Comments:
24p25 increased homesite base rate from 30,000 to 32,000 and res excess rate from 7,000 to 9,000 per vacant land ratio study. JAB/LIM

Neighborhood Factor:	1.0000
Total Parcels:	1121
Res Avg Lot Size:	1.0000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	32000.00	32000.00	32000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Good	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Average	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Fair	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Poor	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Excess	Excellent	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Good	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Average	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Fair	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Poor	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00

2025 Allen County Land Order

PLEASANT TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PLEASANT TOWNSHIP	059 PLEASANT (25)	591008-059	AG/RURAL RES HOMESITES 059

Comments:
24p25 increased homesite base rate from 30,000 to 32,000 and res excess rate from 7,000 to 9,000 per vacant land ratio study. JAB/LIM

Neighborhood Factor:	1.0000
Total Parcels:	1121
Res Avg Lot Size:	1.0000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	32000.00	32000.00	32000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Good	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Average	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Fair	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Poor	Acreage	32000.00		32000.00	32000.00		32000.00
Residential Rural Excess	Excellent	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Good	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Average	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Fair	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Poor	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00

2025 Allen County Land Order

PLEASANT TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PLEASANT TOWNSHIP	059 PLEASANT (25)	591008-059	AG/RURAL RES HOMESITES 059

Comments:
24p25 increased homesite base rate from 30,000 to 32,000 and res excess rate from 7,000 to 9,000 per vacant land ratio study. JAB/LIM

Neighborhood Factor:	1.0000
Total Parcels:	1121
Res Avg Lot Size:	1.0000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	32000.00	32000.00	32000.00
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	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Good	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Average	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Fair	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Poor	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Excess	Excellent	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Good	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Average	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Fair	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Poor	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00

2025 Allen County Land Order

PLEASANT TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PLEASANT TOWNSHIP	059 PLEASANT (25)	591008-059	AG/RURAL RES HOMESITES 059

Comments:
24p25 increased homesite base rate from 30,000 to 32,000 and res excess rate from 7,000 to 9,000 per vacant land ratio study. JAB/LIM

Neighborhood Factor:	1.0000
Total Parcels:	1121
Res Avg Lot Size:	1.0000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	32000.00	32000.00	32000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Good	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Average	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Fair	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Poor	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Excess	Excellent	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Good	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Average	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Fair	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Poor	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00

2025 Allen County Land Order

PLEASANT TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PLEASANT TOWNSHIP	059 PLEASANT (25)	591008-059	AG/RURAL RES HOMESITES 059

Comments:
24p25 increased homesite base rate from 30,000 to 32,000 and res excess rate from 7,000 to 9,000 per vacant land ratio study. JAB/LIM

Neighborhood Factor:	1.0000
Total Parcels:	1121
Res Avg Lot Size:	1.0000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	32000.00	32000.00	32000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Good	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Average	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Fair	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Poor	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Excess	Excellent	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Good	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Average	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Fair	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Poor	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00

2025 Allen County Land Order

PLEASANT TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PLEASANT TOWNSHIP	059 PLEASANT (25)	591008-059	AG/RURAL RES HOMESITES 059

Comments:
24p25 increased homesite base rate from 30,000 to 32,000 and res excess rate from 7,000 to 9,000 per vacant land ratio study. JAB/LIM

Neighborhood Factor:	1.0000
Total Parcels:	1121
Res Avg Lot Size:	1.0000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	32000.00	32000.00	32000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Good	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Average	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Fair	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Poor	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Excess	Excellent	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Good	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Average	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Fair	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Poor	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00

2025 Allen County Land Order

PLEASANT TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PLEASANT TOWNSHIP	059 PLEASANT (25)	591008-059	AG/RURAL RES HOMESITES 059

Comments:
24p25 increased homesite base rate from 30,000 to 32,000 and res excess rate from 7,000 to 9,000 per vacant land ratio study. JAB/LIM

Neighborhood Factor:	1.0000
Total Parcels:	1121
Res Avg Lot Size:	1.0000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
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	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Good	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Average	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Fair	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Poor	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Excess	Excellent	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Good	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Average	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Fair	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Poor	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00

2025 Allen County Land Order

PLEASANT TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PLEASANT TOWNSHIP	059 PLEASANT (25)	591008-059	AG/RURAL RES HOMESITES 059

Comments:
24p25 increased homesite base rate from 30,000 to 32,000 and res excess rate from 7,000 to 9,000 per vacant land ratio study. JAB/LIM

Neighborhood Factor:	1.0000
Total Parcels:	1121
Res Avg Lot Size:	1.0000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Good	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Average	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Fair	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Poor	Acreage	32000.00		32000.00	32000.00		32000.00
Residential Rural Excess	Excellent	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Good	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Average	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Fair	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Poor	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00

2025 Allen County Land Order

PLEASANT TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PLEASANT TOWNSHIP	059 PLEASANT (25)	591008-059	AG/RURAL RES HOMESITES 059

Comments:
24p25 increased homesite base rate from 30,000 to 32,000 and res excess rate from 7,000 to 9,000 per vacant land ratio study. JAB/LIM

Neighborhood Factor:	1.0000
Total Parcels:	1121
Res Avg Lot Size:	1.0000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Good	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Average	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Fair	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Poor	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Excess	Excellent	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Good	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Average	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Fair	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Poor	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00

2025 Allen County Land Order

PLEASANT TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PLEASANT TOWNSHIP	059 PLEASANT (25)	591008-059	AG/RURAL RES HOMESITES 059

Comments:
24p25 increased homesite base rate from 30,000 to 32,000 and res excess rate from 7,000 to 9,000 per vacant land ratio study. JAB/LIM

Neighborhood Factor:	1.0000
Total Parcels:	1121
Res Avg Lot Size:	1.0000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Good	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Average	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Fair	Acreage	32000.00	32000.00	32000.00	32000.00	32000.00	32000.00
Residential Rural Homesite	Poor	Acreage	32000.00		32000.00	32000.00		32000.00
Residential Rural Excess	Excellent	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Good	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Average	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Fair	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Excess	Poor	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00

2025 Allen County Land Order

PLEASANT TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PLEASANT TOWNSHIP	060 PLEASANT PTC (47)	591008-060	AG/RURAL RES HOMESITES 060

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	1.2300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
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	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Excess	Good	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Excess	Average	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Excess	Fair	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Excess	Poor	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00

2025 Allen County Land Order

PLEASANT TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PLEASANT TOWNSHIP	071 FORT WAYNE PLEASANT (70)	591008-071	AG/RURAL RES HOMESITES 071

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	13
Res Avg Lot Size:	1.4700
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
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	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Excess	Good	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Excess	Average	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Excess	Fair	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Excess	Poor	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00

2025 Allen County Land Order

PLEASANT TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PLEASANT TOWNSHIP	080 FT WAYNE PLEASANT FIRE (71)	591008-080	AG/RURAL RES HOMESITES 080

Comments:	Neighborhood Factor:	1.0000
	Total Parcels:	0
	Res Avg Lot Size:	1.0000
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
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	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Excess	Good	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Excess	Average	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Excess	Fair	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Excess	Poor	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00

2025 Allen County Land Order

PLEASANT TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PLEASANT TOWNSHIP	059 PLEASANT (25)	591101-059	MARINERS RIDGE SEC I-IV

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$500 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.4700
Total Parcels:	243
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	71
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	71
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

PLEASANT TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PLEASANT TOWNSHIP	059 PLEASANT (25)	591201-059	PHEASANT RUN SEC I-II

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$450 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.4700
Total Parcels:	192
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	120

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

PLEASANT TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PLEASANT TOWNSHIP	059 PLEASANT (25)	591302-059	YODER RESIDENTIAL

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$275 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.5000
Total Parcels:	75
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

PLEASANT TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PLEASANT TOWNSHIP	059 PLEASANT (25)	592501-059	ASHTON POINTE SEC I

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$700 FF to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.4100
Total Parcels:	53
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:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

SCIPIO TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
SCIPIO TOWNSHIP	061 SCIPIO (26)	611002-061	AG/RURAL RES HOMESITES 1

Comments:	Neighborhood Factor:	1.3400
	Total Parcels:	390
	Res Avg Lot Size:	1.8500
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Rural Homesite	Good	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Rural Homesite	Average	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Rural Homesite	Fair	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Rural Homesite	Poor	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Rural Excess	Excellent	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Good	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Average	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Fair	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Poor	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00

2025 Allen County Land Order

SPRINGFIELD TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
SPRINGFIELD TOWNSHIP	062 SPRINGFIELD (27)	621004-062	AG/RURAL RES HOMESITES 01-062 WOODLAND

Comments:	Neighborhood Factor:	1.5600
	Total Parcels:	527
	Res Avg Lot Size:	0.8600
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Rural Homesite	Good	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Rural Homesite	Average	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Rural Homesite	Fair	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Rural Homesite	Poor	Acreage	37500.00		37500.00	37500.00		37500.00
Residential Rural Excess	Excellent	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Good	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Average	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Fair	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Poor	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00

2025 Allen County Land Order

SPRINGFIELD TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
SPRINGFIELD TOWNSHIP	062 SPRINGFIELD (27)	621005-062	AG/RURAL RES HOMESITES 062 LEO

Comments:	Neighborhood Factor:	1.5600
	Total Parcels:	1009
	Res Avg Lot Size:	2.4400
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Rural Homesite	Good	Acreage	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Rural Homesite	Average	Acreage	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Rural Homesite	Fair	Acreage	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Rural Homesite	Poor	Acreage	41000.00		41000.00	41000.00		41000.00
Residential Rural Excess	Excellent	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Good	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Average	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Fair	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Poor	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00

2025 Allen County Land Order

SPRINGFIELD TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
SPRINGFIELD TOWNSHIP	062 SPRINGFIELD (27)	622001-062	HARLAN

Comments:

Neighborhood Factor:	1.7200
Total Parcels:	204
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	235.00	235.00	235.00	235.00	235.00	235.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	235.00	235.00	235.00	235.00	235.00	235.00
Residential Homesite	All	Square Foot						
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						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

SPRINGFIELD TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
SPRINGFIELD TOWNSHIP	062 SPRINGFIELD (27)	622013-062	HARLAN GARDENS

Comments:

Neighborhood Factor:	1.7200
Total Parcels:	83
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	74
Res Avg Lot Depth:	121
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	74
C/I Avg Lot Depth:	121

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	290.00	290.00	290.00	290.00	290.00	290.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	290.00	290.00	290.00	290.00	290.00	290.00
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						

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SPRINGFIELD TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
SPRINGFIELD TOWNSHIP	062 SPRINGFIELD (27)	622101-062	LAKES OF HARLAN

Comments:

Neighborhood Factor:	1.7200
Total Parcels:	72
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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SPRINGFIELD TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
SPRINGFIELD TOWNSHIP	062 SPRINGFIELD (27)	622102-062	CARRIAGE COVE

Comments:

Neighborhood Factor:	1.7200
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	112
Res Avg Lot Depth:	212
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	112
C/I Avg Lot Depth:	212

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	250.00	300.00	250.00	250.00	300.00	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	300.00	250.00	250.00	300.00	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						

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SPRINGFIELD TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
SPRINGFIELD TOWNSHIP	062 SPRINGFIELD (27)	622104-062	VILLAS OF HARLAN

Comments:

Neighborhood Factor:	1.3700
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	59
Res Avg Lot Depth:	186
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	59
C/I Avg Lot Depth:	186

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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ST. JOSEPH TOWNSHIP

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

Comments:
23p24 Created new neighborhood with Sec I & II. LIM

Neighborhood Factor:	1.6700
Total Parcels:	62
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	3.35	3.35	3.35	3.35	3.35	3.35
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:	Neighborhood Factor:	1.2900
	Total Parcels:	53
	Res Avg Lot Size:	0.8250
	Res Avg Lot Width:	0
	Res Avg Lot Depth:	0
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	0
	C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	85000.00	85000.00	85000.00	85000.00	85000.00	85000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
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						

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ST. JOSEPH TOWNSHIP

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

Comments:

Neighborhood Factor:	1.2100
Total Parcels:	29
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

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

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
23p24 Added Sec III - LIM

Neighborhood Factor:	1.4800
Total Parcels:	61
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	1.95	1.95	1.95	1.95	1.95	1.95
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
 25p26 Added Sec II. LIM
 23p24 Base rate set at 3.75 \$/sqft, this is roughly 20% of the permit value, rate will need reviewed after sales are available. LIM

Neighborhood Factor:	1.3500
Total Parcels:	103
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631018-063	AG/RURAL RES HOMESITES 01 063

Comments:
24p25 Increased base rate from \$37,500 to \$43,000 and res excess from \$9,000 to \$15,000 based on vacant land ratio study. LIM

Neighborhood Factor:	1.0000
Total Parcels:	706
Res Avg Lot Size:	1.8200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Good	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Average	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Fair	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Poor	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631018-063	AG/RURAL RES HOMESITES 01 063

Comments:
24p25 Increased base rate from \$37,500 to \$43,000 and res excess from \$9,000 to \$15,000 based on vacant land ratio study. LIM

Neighborhood Factor:	1.0000
Total Parcels:	706
Res Avg Lot Size:	1.8200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Good	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Average	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Fair	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Poor	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631018-063	AG/RURAL RES HOMESITES 01 063

Comments:
24p25 Increased base rate from \$37,500 to \$43,000 and res excess from \$9,000 to \$15,000 based on vacant land ratio study. LIM

Neighborhood Factor:	1.0000
Total Parcels:	706
Res Avg Lot Size:	1.8200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Good	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Average	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Fair	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Poor	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631018-063	AG/RURAL RES HOMESITES 01 063

Comments:
24p25 Increased base rate from \$37,500 to \$43,000 and res excess from \$9,000 to \$15,000 based on vacant land ratio study. LIM

Neighborhood Factor:	1.0000
Total Parcels:	706
Res Avg Lot Size:	1.8200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Good	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Average	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Fair	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Poor	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631018-063	AG/RURAL RES HOMESITES 01 063

Comments:
24p25 Increased base rate from \$37,500 to \$43,000 and res excess from \$9,000 to \$15,000 based on vacant land ratio study. LIM

Neighborhood Factor:	1.0000
Total Parcels:	706
Res Avg Lot Size:	1.8200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	43000.00	43000.00	43000.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Good	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Average	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Fair	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Poor	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631018-063	AG/RURAL RES HOMESITES 01 063

Comments:
24p25 Increased base rate from \$37,500 to \$43,000 and res excess from \$9,000 to \$15,000 based on vacant land ratio study. LIM

Neighborhood Factor:	1.0000
Total Parcels:	706
Res Avg Lot Size:	1.8200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	43000.00	43000.00	43000.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Good	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Average	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Fair	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Poor	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631018-063	AG/RURAL RES HOMESITES 01 063

Comments:
24p25 Increased base rate from \$37,500 to \$43,000 and res excess from \$9,000 to \$15,000 based on vacant land ratio study. LIM

Neighborhood Factor:	1.0000
Total Parcels:	706
Res Avg Lot Size:	1.8200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	43000.00	43000.00	43000.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Good	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Average	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Fair	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Poor	Acreage	43000.00		43000.00	43000.00		43000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631018-063	AG/RURAL RES HOMESITES 01 063

Comments:
24p25 Increased base rate from \$37,500 to \$43,000 and res excess from \$9,000 to \$15,000 based on vacant land ratio study. LIM

Neighborhood Factor:	1.0000
Total Parcels:	706
Res Avg Lot Size:	1.8200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	43000.00	43000.00	43000.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Good	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Average	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Fair	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Poor	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631018-063	AG/RURAL RES HOMESITES 01 063

Comments:
24p25 Increased base rate from \$37,500 to \$43,000 and res excess from \$9,000 to \$15,000 based on vacant land ratio study. LIM

Neighborhood Factor:	1.0000
Total Parcels:	706
Res Avg Lot Size:	1.8200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	43000.00	43000.00	43000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Good	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Average	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Fair	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Poor	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631018-063	AG/RURAL RES HOMESITES 01 063

Comments:
24p25 Increased base rate from \$37,500 to \$43,000 and res excess from \$9,000 to \$15,000 based on vacant land ratio study. LIM

Neighborhood Factor:	1.0000
Total Parcels:	706
Res Avg Lot Size:	1.8200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	43000.00	43000.00	43000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Good	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Average	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Fair	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Poor	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631018-063	AG/RURAL RES HOMESITES 01 063

Comments:
24p25 Increased base rate from \$37,500 to \$43,000 and res excess from \$9,000 to \$15,000 based on vacant land ratio study. LIM

Neighborhood Factor:	1.0000
Total Parcels:	706
Res Avg Lot Size:	1.8200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	43000.00	43000.00	43000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Good	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Average	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Fair	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Poor	Acreage	43000.00		43000.00	43000.00		43000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631018-063	AG/RURAL RES HOMESITES 01 063

Comments:
24p25 Increased base rate from \$37,500 to \$43,000 and res excess from \$9,000 to \$15,000 based on vacant land ratio study. LIM

Neighborhood Factor:	1.0000
Total Parcels:	706
Res Avg Lot Size:	1.8200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	43000.00	43000.00	43000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Good	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Average	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Fair	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Poor	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631018-063	AG/RURAL RES HOMESITES 01 063

Comments:
24p25 Increased base rate from \$37,500 to \$43,000 and res excess from \$9,000 to \$15,000 based on vacant land ratio study. LIM

Neighborhood Factor:	1.0000
Total Parcels:	706
Res Avg Lot Size:	1.8200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Good	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Average	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Fair	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Poor	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631018-063	AG/RURAL RES HOMESITES 01 063

Comments:
24p25 Increased base rate from \$37,500 to \$43,000 and res excess from \$9,000 to \$15,000 based on vacant land ratio study. LIM

Neighborhood Factor:	1.0000
Total Parcels:	706
Res Avg Lot Size:	1.8200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Good	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Average	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Fair	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Poor	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631018-063	AG/RURAL RES HOMESITES 01 063

Comments:
24p25 Increased base rate from \$37,500 to \$43,000 and res excess from \$9,000 to \$15,000 based on vacant land ratio study. LIM

Neighborhood Factor:	1.0000
Total Parcels:	706
Res Avg Lot Size:	1.8200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Good	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Average	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Fair	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Poor	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631018-063	AG/RURAL RES HOMESITES 01 063

Comments:
24p25 Increased base rate from \$37,500 to \$43,000 and res excess from \$9,000 to \$15,000 based on vacant land ratio study. LIM

Neighborhood Factor:	1.0000
Total Parcels:	706
Res Avg Lot Size:	1.8200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Good	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Average	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Fair	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Homesite	Poor	Acreage	43000.00	43000.00	43000.00	43000.00	43000.00	43000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:

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

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

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631018-072	AG/RURAL RES HOMESITES 01 072

Comments:
24p25 Increased base rate from \$37,500 for homesite and \$9,000 res excess to \$50,000 homesite and \$18,000 res excess. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1051
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Good	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Average	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Fair	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Poor	Acreage	50000.00		50000.00	50000.00		50000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631018-072	AG/RURAL RES HOMESITES 01 072

Comments:
24p25 Increased base rate from \$37,500 for homesite and \$9,000 res excess to \$50,000 homesite and \$18,000 res excess. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1051
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	18000.00	18000.00	18000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Good	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Average	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Fair	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Poor	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631018-072	AG/RURAL RES HOMESITES 01 072

Comments:
24p25 Increased base rate from \$37,500 for homesite and \$9,000 res excess to \$50,000 homesite and \$18,000 res excess. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1051
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	18000.00	18000.00	18000.00
Residential Rural Homesite	Excellent	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Good	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Average	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Fair	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Poor	Acreage	50000.00		50000.00	50000.00		50000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631018-072	AG/RURAL RES HOMESITES 01 072

Comments:
24p25 Increased base rate from \$37,500 for homesite and \$9,000 res excess to \$50,000 homesite and \$18,000 res excess. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1051
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Homesite	Excellent	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Good	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Average	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Fair	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Poor	Acreage	50000.00		50000.00	50000.00		50000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631018-072	AG/RURAL RES HOMESITES 01 072

Comments:
24p25 Increased base rate from \$37,500 for homesite and \$9,000 res excess to \$50,000 homesite and \$18,000 res excess. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1051
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Good	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Average	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Fair	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Poor	Acreage	50000.00		50000.00	50000.00		50000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631018-072	AG/RURAL RES HOMESITES 01 072

Comments:
24p25 Increased base rate from \$37,500 for homesite and \$9,000 res excess to \$50,000 homesite and \$18,000 res excess. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1051
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	18000.00	18000.00	18000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Good	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Average	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Fair	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Poor	Acreage	50000.00		50000.00	50000.00		50000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631018-072	AG/RURAL RES HOMESITES 01 072

Comments:
24p25 Increased base rate from \$37,500 for homesite and \$9,000 res excess to \$50,000 homesite and \$18,000 res excess. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1051
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	18000.00	18000.00	18000.00
Residential Rural Homesite	Excellent	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Good	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Average	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Fair	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Poor	Acreage	50000.00		50000.00	50000.00		50000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631018-072	AG/RURAL RES HOMESITES 01 072

Comments:
24p25 Increased base rate from \$37,500 for homesite and \$9,000 res excess to \$50,000 homesite and \$18,000 res excess. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1051
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Homesite	Excellent	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Good	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Average	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Fair	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Poor	Acreage	50000.00		50000.00	50000.00		50000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631018-072	AG/RURAL RES HOMESITES 01 072

Comments:
24p25 Increased base rate from \$37,500 for homesite and \$9,000 res excess to \$50,000 homesite and \$18,000 res excess. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1051
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Good	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Average	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Fair	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Poor	Acreage	50000.00		50000.00	50000.00		50000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631018-072	AG/RURAL RES HOMESITES 01 072

Comments:
24p25 Increased base rate from \$37,500 for homesite and \$9,000 res excess to \$50,000 homesite and \$18,000 res excess. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1051
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	18000.00	18000.00	18000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Good	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Average	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Fair	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Poor	Acreage	50000.00		50000.00	50000.00		50000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00

ST. JOSEPH TOWNSHIP

Comments:
24p25 Increased base rate from \$37,500 for homesite and \$9,000 res excess to \$50,000 homesite and \$18,000 res excess. LIM

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631018-072	AG/RURAL RES HOMESITES 01 072

Comments:
24p25 Increased base rate from \$37,500 for homesite and \$9,000 res excess to \$50,000 homesite and \$18,000 res excess. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1051
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Homesite	Excellent	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Good	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Average	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Fair	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Poor	Acreage	50000.00		50000.00	50000.00		50000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631018-072	AG/RURAL RES HOMESITES 01 072

Comments:
24p25 Increased base rate from \$37,500 for homesite and \$9,000 res excess to \$50,000 homesite and \$18,000 res excess. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1051
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Good	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Average	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Fair	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Poor	Acreage	50000.00		50000.00	50000.00		50000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631018-072	AG/RURAL RES HOMESITES 01 072

Comments:
24p25 Increased base rate from \$37,500 for homesite and \$9,000 res excess to \$50,000 homesite and \$18,000 res excess. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1051
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	18000.00	18000.00	18000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Good	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Average	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Fair	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Poor	Acreage	50000.00		50000.00	50000.00		50000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631018-072	AG/RURAL RES HOMESITES 01 072

Comments:
24p25 Increased base rate from \$37,500 for homesite and \$9,000 res excess to \$50,000 homesite and \$18,000 res excess. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1051
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	18000.00	18000.00	18000.00
Residential Rural Homesite	Excellent	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Good	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Average	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Fair	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Poor	Acreage	50000.00		50000.00	50000.00		50000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00

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ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631018-072	AG/RURAL RES HOMESITES 01 072

Comments:
24p25 Increased base rate from \$37,500 for homesite and \$9,000 res excess to \$50,000 homesite and \$18,000 res excess. LIM

Neighborhood Factor:	1.0000
Total Parcels:	1051
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Homesite	Excellent	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Good	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Average	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Fair	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Poor	Acreage	50000.00		50000.00	50000.00		50000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

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

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22P23: Updated land from \$465 to \$650 to align L: B Ratio - mdb

Neighborhood Factor:	1.5200
Total Parcels:	110
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	132

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	650.00	650.00	650.00	650.00	650.00	650.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.4800
Total Parcels:	151
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.90	2.90	2.90	2.90	2.90	2.90
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23: adjusted base rate from \$475 to \$490 to maintain appropriate land to building ratio JF

Neighborhood Factor:	1.6000
Total Parcels:	84
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	81
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	81
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	475.00	475.00	475.00	475.00	475.00	475.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	490.00	490.00	490.00	490.00	490.00	490.00
Residential Homesite	All	Square Foot						
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						

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ST. JOSEPH TOWNSHIP

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

Comments:

Neighborhood Factor:	1.4000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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ST. JOSEPH TOWNSHIP

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

Comments:
22p23: Changed land from FF to SQ; Changed influences -

Neighborhood Factor:	1.4000
Total Parcels:	88
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	130

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

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ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.4000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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ST. JOSEPH TOWNSHIP

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

Comments:
22p23: updated sqft from 2.74 to 3.75; L:B Ratio.

Neighborhood Factor:	1.4500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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ST. JOSEPH TOWNSHIP

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

Comments:
22p23: Updated FF rate from 705 to 900; L:B Ratio - mdb

Neighborhood Factor:	1.2900
Total Parcels:	35
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	95
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	95
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	705.00	705.00	705.00	705.00	705.00	705.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	900.00	900.00	900.00	900.00	900.00	900.00
Residential Homesite	All	Square Foot						
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						

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ST. JOSEPH TOWNSHIP

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

Comments:

Neighborhood Factor:	1.5000
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

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

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631301-063	COTTONWOOD LAKES SEC I-IV

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

Neighborhood Factor:	1.9000
Total Parcels:	316
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	73
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	73
C/I Avg Lot Depth:	100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	245.00	245.00	245.00	245.00	245.00	245.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631401-063	LAKE RIVER ESTATES WEST SEC I
Comments:			Neighborhood Factor: 1.8700 Total Parcels: 89 Res Avg Lot Size: 0.0000 Res Avg Lot Width: 85 Res Avg Lot Depth: 100 C/I Avg Lot Size: 0.0000 C/I Avg Lot Width: 85 C/I Avg Lot Depth: 100

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	245.00	245.00	245.00	245.00	245.00	245.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	245.00	245.00	245.00	245.00	245.00	245.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.0800
Total Parcels:	33
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	430.00	430.00	430.00	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	465.00	465.00	465.00	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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
Adjusted Cul-de-sac from 15 to 10 and Corner from -20 to -15 for 15p16. JH

Neighborhood Factor:	1.4000
Total Parcels:	217
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	87
Res Avg Lot Depth:	138
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	87
C/I Avg Lot Depth:	138

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	530.00	530.00	530.00	530.00	530.00	530.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23: Updated site value from 32,500 to 42,500; L:B Ratio - mdb

Neighborhood Factor:	1.2800
Total Parcels:	49
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	66
Res Avg Lot Depth:	129
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Updated FF from 350 to 475; L:B Ratio; added influence for shape/size for unique lots.

Neighborhood Factor:	1.7700
Total Parcels:	176
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	77
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	77
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	475.00	475.00	475.00	475.00	475.00	475.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:

Neighborhood Factor:	1.6000
Total Parcels:	28
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	77
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	475.00	475.00	475.00	475.00	475.00	475.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
View - Woods or Pond
22p23: Updated land FF from \$360 to \$500; created land influences for view

Neighborhood Factor:	1.6600
Total Parcels:	141
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	525.00	525.00	525.00	525.00	525.00	525.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23: Reviewed land for L:B Ratio; changed base rate from \$275 to \$400 mdb

Neighborhood Factor:	1.7300
Total Parcels:	101
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	132

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23: Updated FF from \$310 to \$450 for L:B Ratio - mdb

Neighborhood Factor:	1.7300
Total Parcels:	183
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	132

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot						
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						

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ST. JOSEPH TOWNSHIP

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

Comments:
22P23: UPDATED LAND FROM FF \$265 TO \$400; L:B RATIO = MDB

Neighborhood Factor:	1.7300
Total Parcels:	66
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	64
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	64
C/I Avg Lot Depth:	131

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	265.00	265.00	265.00	265.00	265.00	265.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
 22p23 Yr 4 Reassessment - adjusted base rate from \$235 to \$300 to maintain appropriate land to building ratio JAB
 Adjusted base rate from \$180 to \$235 20p21. GM 2.6.20

Neighborhood Factor:	1.8900
Total Parcels:	76
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$365 to \$600 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.6500
Total Parcels:	223
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	56
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	56
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	365.00	365.00	365.00	365.00	365.00	365.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	600.00	600.00	600.00	600.00	600.00	600.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$400 to \$700 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.6500
Total Parcels:	68
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	138
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	138

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	375.00	450.00	400.00	375.00	450.00	400.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	700.00	700.00	700.00	700.00	700.00	700.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631901-072	MANORS OF CHANDLERS LANDING
Comments:			Neighborhood Factor: 1.4300 Total Parcels: 14 Res Avg Lot Size: 0.0000 Res Avg Lot Width: 81 Res Avg Lot Depth: 131 C/I Avg Lot Size: 0.0000 C/I Avg Lot Width: 81 C/I Avg Lot Depth: 131

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	515.00	515.00	515.00	515.00	515.00	515.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	515.00	515.00	515.00	515.00	515.00	515.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$515 to \$625 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.4300
Total Parcels:	160
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	95
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	95
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	51.00	515.00	515.00	51.00	515.00	515.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	625.00	625.00	625.00	625.00	625.00	625.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$475 to \$650 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.4300
Total Parcels:	53
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	475.00	475.00	475.00	475.00	475.00	475.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	650.00	650.00	650.00	650.00	650.00	650.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:

Neighborhood Factor:	1.4300
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	81
Res Avg Lot Depth:	134
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	81
C/I Avg Lot Depth:	134

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	515.00	515.00	515.00	515.00	515.00	515.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	515.00	515.00	515.00	515.00	515.00	515.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$540 to \$650 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.5000
Total Parcels:	40
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	63
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	63
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	540.00	540.00	540.00	540.00	540.00	540.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	650.00	650.00	650.00	650.00	650.00	650.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	632002-072	CHERRY HILL SEC

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	411
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	99
Res Avg Lot Depth:	146
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	99
C/I Avg Lot Depth:	146

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	490.00	490.00	490.00	490.00	490.00	490.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	600.00	600.00	600.00	600.00	600.00	600.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$360 to \$600 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.3100
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	52
Res Avg Lot Depth:	134
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	99
C/I Avg Lot Depth:	146

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	600.00	600.00	600.00	600.00	600.00	600.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:	Neighborhood Factor:	1.6400
	Total Parcels:	42
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	75
	Res Avg Lot Depth:	130
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	75
	C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	585.00	585.00	585.00	585.00	585.00	585.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	3.10	3.10	3.10	3.10	3.10	3.10
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						

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ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	632101-072	STILLWATER PLACE SEC I

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$310 to \$500 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.6600
Total Parcels:	326
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$300 to \$450 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.6600
Total Parcels:	105
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	72
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	72
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	250.00	350.00	300.00	250.00	350.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:	Neighborhood Factor:	1.5300
	Total Parcels:	126
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	71
	Res Avg Lot Depth:	130
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	71
	C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	550.00	550.00	550.00	550.00	550.00	550.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$365 to \$600 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.6300
Total Parcels:	181
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	365.00	365.00	365.00	365.00	365.00	365.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	600.00	600.00	600.00	600.00	600.00	600.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$365 to \$600 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.4500
Total Parcels:	36
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	67
Res Avg Lot Depth:	123
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	67
C/I Avg Lot Depth:	123

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	365.00	365.00	365.00	365.00	365.00	365.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	600.00	600.00	600.00	600.00	600.00	600.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$405 to \$525 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.7100
Total Parcels:	171
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	405.00	405.00	405.00	405.00	405.00	405.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	525.00	525.00	525.00	525.00	525.00	525.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$360 to \$700 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.4200
Total Parcels:	46
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	465.00	465.00	465.00	465.00	465.00	465.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	700.00	700.00	700.00	700.00	700.00	700.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$360 to \$600 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.6500
Total Parcels:	37
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	54
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	54
C/I Avg Lot Depth:	131

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	600.00	600.00	600.00	600.00	600.00	600.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23: adjusted base rate from \$320 to \$375 to maintain appropriate land to building ratio JF

Neighborhood Factor:	1.5600
Total Parcels:	94
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	320.00	320.00	320.00	320.00	320.00	320.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	375.00	375.00	375.00	375.00	375.00	375.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$215 to \$350 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.8500
Total Parcels:	154
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	215.00	215.00	215.00	215.00	215.00	215.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	632404-072	SHORDON ESTATES SEC III 072

Comments:

Neighborhood Factor:	1.6900
Total Parcels:	0
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	300.00	225.00	200.00	300.00	225.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	300.00	225.00	200.00	300.00	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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
changed from ff to sqft for 22p23. GM

Neighborhood Factor:	1.6900
Total Parcels:	221
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	131

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

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$375 to \$500 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.5600
Total Parcels:	242
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	375.00	375.00	375.00	375.00	375.00	375.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$400 to \$550 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.5600
Total Parcels:	159
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	84
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	84
C/I Avg Lot Depth:	131

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	550.00	550.00	550.00	550.00	550.00	550.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23: Updated FF from 450 to 550; L:B Ratio - mdb

Neighborhood Factor:	1.4500
Total Parcels:	44
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	69
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	69
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	550.00	550.00	550.00	550.00	550.00	550.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$250 to \$425 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.9300
Total Parcels:	149
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	425.00	425.00	425.00	425.00	425.00	425.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.9300
Total Parcels:	110
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
 22p23: Updated land from FF to SQ; L:B Ratio
 Other includes Shape/Size/Traffic - parcels that needed an adjustment

Neighborhood Factor:	1.9300
Total Parcels:	171
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	73
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	73
C/I Avg Lot Depth:	132

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

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
 22p23: Updated FF from 475 to 625; changed view influence from 50 to 25. Added a corner influence. - mdb
 23p24 Added Sec II - LIM

Neighborhood Factor:	1.4300
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	88
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	88
C/I Avg Lot Depth:	139

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	475.00	475.00	475.00	475.00	475.00	475.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	625.00	625.00	625.00	625.00	625.00	625.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23: adjusted base rate from \$465 to \$510 to maintain appropriate land to building ratio JF

Neighborhood Factor:	1.6200
Total Parcels:	113
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	56
Res Avg Lot Depth:	129
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	56
C/I Avg Lot Depth:	129

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	465.00	465.00	465.00	465.00	465.00	465.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	510.00	510.00	510.00	510.00	510.00	510.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:

Neighborhood Factor:	1.7100
Total Parcels:	188
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	645.00	645.00	645.00	645.00	645.00	645.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22 p 23: changed land from FF to SQ; pond & common influence encompassed under view

Neighborhood Factor:	1.7100
Total Parcels:	156
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	130

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

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$555 to \$650 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.5000
Total Parcels:	107
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	650.00	650.00	650.00	650.00	650.00	650.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
 22p23 Yr 4 Reassessment - adjusted base rate from \$460 to \$650 to maintain appropriate land to building ratio JAB
 Influence study done for 18p19. No corner influence was determined.

Neighborhood Factor:	1.4000
Total Parcels:	26
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	72
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	72
C/I Avg Lot Depth:	131

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	460.00	460.00	460.00	460.00	460.00	460.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	650.00	650.00	650.00	650.00	650.00	650.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.5000
Total Parcels:	32
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	52
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	52
C/I Avg Lot Depth:	125

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

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
21p22: Updated land from FF to SQ FT due to the addition of PH 3-4.

Neighborhood Factor:	1.6600
Total Parcels:	52
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	130

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

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:	Neighborhood Factor:	1.6600
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.10	2.10	2.10	2.10	2.10	2.10
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.1500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.2700
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.2500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	3.15	3.15	3.15	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	15000.00	25000.00	20000.00	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	4000.00	6000.00	5000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.7300
Total Parcels:	29
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	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	250.00	250.00	250.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	35000.00	35000.00	35000.00	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	7000.00	7000.00	7000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	584
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	7500.00	7500.00	7500.00	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	7500.00	7500.00	7500.00	17000.00	17000.00	17000.00
Residential Rural Excess	Good	Acreage	7500.00	7500.00	7500.00	17000.00	17000.00	17000.00
Residential Rural Excess	Average	Acreage	7500.00	7500.00	7500.00	17000.00	17000.00	17000.00
Residential Rural Excess	Fair	Acreage	7500.00	7500.00	7500.00	17000.00	17000.00	17000.00
Residential Rural Excess	Poor	Acreage	7500.00	7500.00	7500.00	17000.00	17000.00	17000.00

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	824
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	7500.00	7500.00	7500.00	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	7500.00	7500.00	7500.00	17000.00	17000.00	17000.00
Residential Rural Excess	Good	Acreage	7500.00	7500.00	7500.00	17000.00	17000.00	17000.00
Residential Rural Excess	Average	Acreage	7500.00	7500.00	7500.00	17000.00	17000.00	17000.00
Residential Rural Excess	Fair	Acreage	7500.00	7500.00	7500.00	17000.00	17000.00	17000.00
Residential Rural Excess	Poor	Acreage	7500.00	7500.00	7500.00	17000.00	17000.00	17000.00

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	295
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	7500.00	7500.00	7500.00	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	7500.00	7500.00	7500.00	17000.00	17000.00	17000.00
Residential Rural Excess	Good	Acreage	7500.00	7500.00	7500.00	17000.00	17000.00	17000.00
Residential Rural Excess	Average	Acreage	7500.00	7500.00	7500.00	17000.00	17000.00	17000.00
Residential Rural Excess	Fair	Acreage	7500.00	7500.00	7500.00	17000.00	17000.00	17000.00
Residential Rural Excess	Poor	Acreage	7500.00	7500.00	7500.00	17000.00	17000.00	17000.00

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.5000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	350.00	350.00	350.00	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	350.00	350.00	350.00	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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	651102-072	ESTATES OF SANDY POINTE SEC I-II
Comments: 22p23: Updated FF from 450 to 500; L:B Ratio - mdb			Neighborhood Factor:1.5000 Total Parcels:50 Res Avg Lot Size:0.0000 Res Avg Lot Width:88 Res Avg Lot Depth:133 C/I Avg Lot Size:0.0000 C/I Avg Lot Width:88 C/I Avg Lot Depth:133

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

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

Neighborhood Factor:	1.0800
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	430.00	430.00	430.00	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	430.00	430.00	430.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

Neighborhood Factor:	1.0800
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	430.00	430.00	430.00	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	430.00	430.00	430.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.4500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	350.00	350.00	350.00	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	350.00	350.00	350.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.4300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	335.00	335.00	335.00	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	335.00	335.00	335.00	550.00	550.00	550.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	6000.00	4000.00	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	4000.00	6000.00	4000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.2200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	495.00	495.00	495.00	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	495.00	495.00	495.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.2200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	500.00	500.00	500.00	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	500.00	500.00	500.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.5700
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.90	2.90	2.90	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.2500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	335.00	335.00	335.00	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	335.00	335.00	335.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.4500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	410.00	410.00	410.00	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	410.00	410.00	410.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.8500
Total Parcels:	76
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	190.00	190.00	190.00	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	190.00	190.00	190.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	360.00	360.00	360.00	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	360.00	360.00	360.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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 to 725 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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	360.00	360.00	360.00	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	360.00	360.00	360.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	360.00	360.00	360.00	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	360.00	360.00	360.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.7000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	310.00	310.00	310.00	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	310.00	310.00	310.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.3000
Total Parcels:	44
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	235.00	235.00	235.00	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	235.00	235.00	235.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.5000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	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	170.00	170.00	170.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.7300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	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	170.00	170.00	170.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.7300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	225.00	225.00	225.00	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	225.00	225.00	225.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.6800
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	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	170.00	170.00	170.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	652202-073	MAYFIELD PLACE, HOLLYWOOD GARDENS AMD, & ROUSSEAU 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:	1.7000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	225.00	225.00	225.00	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	225.00	225.00	225.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.6800
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	285.00	285.00	285.00	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	285.00	285.00	285.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.5500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	235.00	235.00	235.00	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	235.00	235.00	235.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	120.00	120.00	120.00	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	120.00	120.00	120.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	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	7000.00	7000.00	7000.00	10000.00	10000.00	10000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	375.00	375.00	375.00	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	375.00	375.00	375.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	2.00	2.00	2.00	3.00	3.00	3.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.4500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	345.00	345.00	345.00	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	345.00	345.00	345.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	345.00	345.00	345.00	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	345.00	345.00	345.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.5500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	235.00	235.00	235.00	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	235.00	235.00	235.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.5100
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	285.00	285.00	285.00	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	285.00	285.00	285.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.4800
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	235.00	235.00	235.00	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	235.00	235.00	235.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.2800
Total Parcels:	115
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	400.00	400.00	400.00	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	400.00	400.00	400.00	600.00	600.00	600.00
Residential Homesite	All	Square Foot	1.43	1.43	1.43	2.25	2.25	2.25
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	0.30	0.30	0.30	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.4700
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	415.00	415.00	415.00	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	415.00	415.00	415.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	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	200.00	200.00	200.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.5900
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	345.00	345.00	345.00	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	345.00	345.00	345.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.3600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.3600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.5700
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	215.00	215.00	215.00	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	215.00	215.00	215.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	325.00	325.00	325.00	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	325.00	325.00	325.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	190.00	190.00	190.00	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	190.00	190.00	190.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	370.00	370.00	370.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.10	2.10	2.10	3.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.4500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.2600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.50	2.50	2.50	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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	068 WAYNE PTC (30)	681001-068	ALLISONS SUBURBAN

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -50 to -89. eas

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	4.8700
Res Avg Lot Width:	52
Res Avg Lot Depth:	414
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	52
C/I Avg Lot Depth:	414

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	275.00	175.00	100.00	275.00	175.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	275.00	175.00			
Residential Homesite	All	Square Foot				0.85	0.85	0.85
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Square Foot				0.17	0.17	0.17
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	068 WAYNE PTC (30)	681002-068	WINCHESTER HEIGHTS SEC A

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -50 to -89. eas

Neighborhood Factor:	1.0000
Total Parcels:	28
Res Avg Lot Size:	1.5000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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				0.85	0.85	0.85
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Square Foot				0.17	0.17	0.17
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	068 WAYNE PTC (30)	681003-068	BOGGS ORCHARD TERRACE

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -50 to -89. eas

Neighborhood Factor:	1.0000
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	275.00	275.00	100.00	275.00	275.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	275.00	275.00	275.00			
Residential Homesite	All	Square Foot				0.85	0.85	0.85
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.17	0.17	0.17
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	067 WAYNE (31)	681004-067	RIDGEWAY ADD

Comments:
25p26: changed land rate from front foot to sqft, changed vacancy adjustment from -50 to -67. eas

Neighborhood Factor:	1.5300
Total Parcels:	48
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	275.00	200.00	100.00	275.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	275.00	275.00	275.00			
Residential Homesite	All	Square Foot				1.31	1.31	1.31
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.26	0.26	0.26
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	068 WAYNE PTC (30)	681005-068	BOGGS HEIGHTS

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -50 to -89. eas

Neighborhood Factor:	1.0000
Total Parcels:	21
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	369
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	369

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	275.00	250.00	100.00	275.00	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	275.00	275.00	275.00			
Residential Homesite	All	Square Foot				0.85	0.85	0.85
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.17	0.17	0.17
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	067 WAYNE (31)	681006-067	RIDGEWOOD ACRES ADD

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -50 to -89. eas

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.8000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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				0.85	0.85	0.85
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Square Foot				0.17	0.17	0.17
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	067 WAYNE (31)	681007-067	HABERS ADDITION

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -25 to -67. eas

Neighborhood Factor:	1.5300
Total Parcels:	21
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	275.00	200.00	100.00	275.00	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	274.00	274.00	274.00			
Residential Homesite	All	Square Foot				1.31	1.31	1.31
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.26	0.26	0.26
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	068 WAYNE PTC (30)	681008-068	WRIGHTS RICH RES SUB

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -50 to -89. eas

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	141
Res Avg Lot Depth:	372
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	141
C/I Avg Lot Depth:	372

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	275.00	175.00	100.00	275.00	175.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	275.00	275.00	275.00			
Residential Homesite	All	Square Foot				0.85	0.85	0.85
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.17	0.17	0.17
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	068 WAYNE PTC (30)	681009-068	ANSLEY ACRES 1

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -17 to -30. eas

Neighborhood Factor:	1.5000
Total Parcels:	79
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	131
Res Avg Lot Depth:	305
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	131
C/I Avg Lot Depth:	305

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	175.00	175.00	175.00	175.00	175.00	175.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	211.00	211.00	211.00			
Residential Homesite	All	Square Foot				1.06	1.06	1.06
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	4000.00	4000.00	4000.00	0.21	0.21	0.21
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage	22000.00	22000.00	22000.00	22000.00	22000.00	22000.00
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	681009-074	ANSLEY ACRES 074

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -17 to -30. eas

Neighborhood Factor:	1.5000
Total Parcels:	7
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	78
Res Avg Lot Depth:	233
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	78
C/I Avg Lot Depth:	233

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	175.00	175.00	175.00	175.00	175.00	175.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	211.00	211.00	211.00			
Residential Homesite	All	Square Foot				1.06	1.06	1.06
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.21	0.21	0.21
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	076 FT WAYNE WAYNE F DIST (96)	681009-076	ANSLEY ACRES 076

Comments:
22p23 Land Study: FF Rate from \$175 to \$211 using 1:4 LTB Ratio and sales between 2018-2021.
Vacancy adjustment from -50% to -17%.

Neighborhood Factor:	1.0000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	78
Res Avg Lot Depth:	233
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	78
C/I Avg Lot Depth:	233

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	175.00	175.00	175.00	175.00	175.00	175.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	211.00	211.00	211.00	211.00	211.00	211.00
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						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	068 WAYNE PTC (30)	681010-068	ARMITAGE PLACE

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -50 to -89. eas

Neighborhood Factor:	1.0000
Total Parcels:	4
Res Avg Lot Size:	0.4400
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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				0.85	0.85	0.85
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Square Foot				0.17	0.17	0.17
Residential Excess	All	Acreage	6000.00	6000.00	6000.00	6000.00	6000.00	6000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	068 WAYNE PTC (30)	681011-068	IDLEWILDE SUMMITS SEC A

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -50 to -89. eas

Neighborhood Factor:	1.0000
Total Parcels:	15
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	275.00	100.00	100.00	275.00	100.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	275.00	275.00	275.00			
Residential Homesite	All	Square Foot				0.85	0.85	0.85
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.17	0.17	0.17
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	681101-074	COUNTRY CLUB GARDENS 074

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -21 to -48. eas

Neighborhood Factor:	1.0000
Total Parcels:	113
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	235.00	235.00	235.00	235.00	235.00	235.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	258.00	258.00	258.00			
Residential Homesite	All	Square Foot				1.35	1.35	1.35
Residential Homesite	All	Acreage	22000.00	22000.00	22000.00	22000.00	22000.00	22000.00
Residential Excess	All	Square Foot				0.27	0.27	0.27
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						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	076 FT WAYNE WAYNE F DIST (96)	681101-076	COUNTRY CLUB GARDENS 076

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
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:	100
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	235.00	235.00	235.00	235.00	235.00	235.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	205.00	205.00	205.00			
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	681102-074	HIGHLAND GARDENS ADDITION 074

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -18 to -25. eas

Neighborhood Factor:	1.0000
Total Parcels:	62
Res Avg Lot Size:	1.9300
Res Avg Lot Width:	125
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	125
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	205.00	205.00	205.00	205.00	205.00	205.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	251.00	251.00	251.00			
Residential Homesite	All	Square Foot				1.35	1.35	1.35
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Square Foot				0.27	0.27	0.27
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

Township

WAYNE TOWNSHIP

District

076 FT WAYNE WAYNE F DIST (96)

Neighborhood Number

681102-076

Neighborhood Name

HIGHLAND GARDENS ADDITION 076

Comments:

Neighborhood Factor: 1.0000

Total Parcels: 0

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: 125

C/I Avg Lot Depth: 140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	205.00	205.00	205.00	205.00	205.00	205.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	205.00	205.00	205.00			
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00			
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00			
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	20000.00	20000.00	20000.00			
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	4000.00	4000.00	4000.00			
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	681103-074	LANGFORD OAKS SEC I 074

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -44 to -50. eas

Neighborhood Factor:	1.0000
Total Parcels:	34
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	125
Res Avg Lot Depth:	264
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	125
C/I Avg Lot Depth:	264

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	160.00	160.00	160.00	160.00	160.00	160.00
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	367.00	367.00	367.00			
Residential Homesite	All	Square Foot				1.35	1.35	1.35
Residential Homesite	All	Acreage	22000.00	22000.00	22000.00	22000.00	22000.00	22000.00
Residential Excess	All	Square Foot				0.27	0.27	0.27
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Homesite	Excellent	Acreage	22000.00	22000.00	22000.00	22000.00	22000.00	22000.00
Residential Rural Homesite	Good	Acreage	22000.00	22000.00	22000.00	22000.00	22000.00	22000.00
Residential Rural Homesite	Average	Acreage	22000.00	22000.00	22000.00	22000.00	22000.00	22000.00
Residential Rural Homesite	Fair	Acreage	22000.00	22000.00	22000.00	22000.00	22000.00	22000.00
Residential Rural Homesite	Poor	Acreage	22000.00	22000.00	22000.00	22000.00	22000.00	22000.00
Residential Rural Excess	Excellent	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Good	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Average	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Poor	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	076 FT WAYNE WAYNE F DIST (96)	681103-076	LANGFORD OAKS SEC I 076

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
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:	125
C/I Avg Lot Depth:	264

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	160.00	160.00	160.00	160.00	160.00	160.00
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	160.00	160.00	160.00			
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	22000.00	22000.00	22000.00			
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00			
Residential Rural Homesite	Excellent	Acreage	22000.00	22000.00	22000.00			
Residential Rural Homesite	Good	Acreage	22000.00	22000.00	22000.00			
Residential Rural Homesite	Average	Acreage	22000.00	22000.00	22000.00			
Residential Rural Homesite	Fair	Acreage	22000.00	22000.00	22000.00			
Residential Rural Homesite	Poor	Acreage	22000.00		22000.00			
Residential Rural Excess	Excellent	Acreage	4000.00	4000.00	4000.00			
Residential Rural Excess	Good	Acreage	4000.00	4000.00	4000.00			
Residential Rural Excess	Average	Acreage	4000.00	4000.00	4000.00			
Residential Rural Excess	Fair	Acreage	4000.00	4000.00	4000.00			
Residential Rural Excess	Poor	Acreage	4000.00	4000.00	4000.00			

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	681104-074	GLENDALE ACRES SUB ADDITION 074
Comments: 25p26: changed from front foot to sqft, changed vacancy adjustment from -50 to -59. eas			
			Neighborhood Factor: 1.0000
			Total Parcels: 22
			Res Avg Lot Size: 0.9500
			Res Avg Lot Width: 50
			Res Avg Lot Depth: 140
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 50
			C/I Avg Lot Depth: 140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	175.00	275.00	175.00	175.00	275.00	175.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	275.00	275.00	275.00			
Residential Homesite	All	Square Foot				1.35	1.35	1.35
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Square Foot				0.27	0.27	0.27
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	076 FT WAYNE WAYNE F DIST (96)	681104-076	GLENDAL ACRES SUB ADDITION 076
Comments:			Neighborhood Factor: 1.0000 Total Parcels: 0 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: 50 C/I Avg Lot Depth: 140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	175.00	275.00	175.00	175.00	275.00	175.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	175.00	275.00	175.00			
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00			
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00			
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	20000.00	20000.00	20000.00			
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	4000.00	4000.00	4000.00			
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	681105-074	HAZELHURST ADD, 2ND EXTD ADDITION 074

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -7 to -46. eas

Neighborhood Factor:	1.0000
Total Parcels:	49
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	260
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	260

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	150.00	275.00	175.00	150.00	275.00	175.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	296.00	296.00	296.00			
Residential Homesite	All	Square Foot				1.35	1.35	1.35
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Square Foot				0.27	0.27	0.27
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	076 FT WAYNE WAYNE F DIST (96)	681105-076	HAZELHURST ADD, 2ND EXTD ADDITION 076

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
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:	100
C/I Avg Lot Depth:	260

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	150.00	275.00	175.00	150.00	275.00	175.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	150.00	275.00	175.00			
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00			
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00			
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	20000.00	20000.00	20000.00			
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	4000.00	4000.00	4000.00			
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	681106-074	THOMPSONS 1ST SUB 074

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
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:	80
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	205.00	205.00	205.00	205.00	205.00	205.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	205.00	205.00	205.00			
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	076 FT WAYNE WAYNE F DIST (96)	681106-076	THOMPSONS 1ST SUB 076

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
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:	80
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	205.00	205.00	205.00	205.00	205.00	205.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	205.00	205.00	205.00			
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	681107-074	COUNTRY CLUB HILLS & VIEW 074

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -94 to -74. eas

Neighborhood Factor:	1.0000
Total Parcels:	80
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	170
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	170

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	205.00	205.00	205.00	205.00	205.00	205.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	408.00	408.00	408.00			
Residential Homesite	All	Square Foot				1.35	1.35	1.35
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.27	0.27	0.27
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	076 FT WAYNE WAYNE F DIST (96)	681107-076	COUNTRY CLUB HILLS & VIEW 076

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
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:	50
C/I Avg Lot Depth:	170

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	205.00	205.00	205.00	205.00	205.00	205.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	205.00	205.00	205.00			
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	681108-074	ROUSSEAUS 3RD GARDEN ACRES ADDITION 074

Comments:	Neighborhood Factor:	1.0000
	Total Parcels:	0
	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:	96
	C/I Avg Lot Depth:	183

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	205.00	205.00	205.00	205.00	205.00	205.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	205.00	205.00	205.00			
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00			
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	4000.00	40000.00	22000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	20000.00	20000.00	20000.00			
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	4000.00	4000.00	4000.00			
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	076 FT WAYNE WAYNE F DIST (96)	681108-076	ROUSSEAUS 3RD GARDEN ACRES ADDITION 076

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
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:	96
C/I Avg Lot Depth:	183

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	205.00	205.00	205.00	205.00	205.00	205.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	205.00	205.00	205.00			
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00			
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00			
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	20000.00	20000.00	20000.00			
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	4000.00	4000.00	4000.00			
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	068 WAYNE PTC (30)	681201-068	WINCHESTER RIDGE SUB & SEC II

Comments:
 22p23 Land Study: FF Rate from 390 to 445 using 1:4 LTB Ratio and sales between 2018-2021.
 Vacancy adjustment from -50% to -48%.
 Changed base lot frontage from 48 to 70.

Neighborhood Factor:	1.0000
Total Parcels:	163
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	122
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	48
C/I Avg Lot Depth:	122

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	390.00	390.00	390.00	390.00	390.00	390.00
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	445.00	445.00	445.00	445.00	445.00	445.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	693002-070	SOUTH DELLWOOD

Comments:
25p26 Per land to building study, changed land from 185 FF to 350 FF. Median was 10.20%, now 19.37%. Land last done in 2012. LIM

Neighborhood Factor:	1.5300
Total Parcels:	35
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	185.00	185.00	185.00	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	185.00	185.00	185.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	693005-070	CURDES SOUTH ACRES

Comments:
25p26 Per land to building study, changed land from 80 FF to 100 FF. Median was 13.89%, now 17.34%. Land last done in 2012. LIM

Neighborhood Factor:	2.0200
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	130
Res Avg Lot Depth:	367
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	130
C/I Avg Lot Depth:	367

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	80.00	80.00	80.00	100.00	100.00	100.00
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	80.00	80.00	80.00	100.00	100.00	100.00
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	693101-070	LAKE FOREST SEC V

Comments:
25p26 Per land to building study, changed land from 275 FF to 450 FF. Median was 12.70%, now 20.1%. Land last done in 2012. LIM

Neighborhood Factor:	1.7600
Total Parcels:	20
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	79
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	79
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	275.00	275.00	275.00	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	275.00	275.00	275.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	693202-070	GEORGETOWN PLACE

Comments:
25p26 Per land to building study, changed land from 385 FF to 600 FF. Median was 10.15%, now 19.76%. Land last done in 2012. LIM

Neighborhood Factor:	1.4500
Total Parcels:	22
Res Avg Lot Size:	0.0400
Res Avg Lot Width:	65
Res Avg Lot Depth:	116
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	116

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	385.00	385.00	385.00	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	385.00	385.00	385.00	750.00	750.00	750.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	7000.00	7000.00	7000.00
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						

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ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	693203-070	GEORGETOWN PLACE VILLAS

Comments:
25p26 Separated Villas from Georgetown Place, base rate 600 for consistency with rest of neighborhood. LIM

Neighborhood Factor:	1.3600
Total Parcels:	82
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot				600.00	600.00	600.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage				7000.00	7000.00	7000.00
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	693401-070	LAKEHURST & FIELDSTONE

Comments:
25p26 Per land to building study, changed land from 195 FF to 400 FF. Median was 9.08%, now 18.12%. Land last done in 2012. LIM

Neighborhood Factor:	1.1500
Total Parcels:	69
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	145

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	195.00	195.00	195.00	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	195.00	195.00	195.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	693501-070	CARIBE COLONY

Comments:
25p26 Per land to building study, changed land from 225 FF to 500 FF. Median was 8.51%, now 18.81%. Land last done in 2012. LIM

Neighborhood Factor:	1.9000
Total Parcels:	133
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	225.00	225.00	225.00	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	225.00	225.00	225.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	693601-070	LOFTON WOODS SEC III

Comments:
22p23: adjusted base rate from \$295 to \$360 to maintain appropriate land to building ratio JF
25p26 Per land to building study, changed land from 360 FF to 575 FF. Median was 12.47%, now 19.95%. Land last done in 2022. LIM

Neighborhood Factor:	1.6200
Total Parcels:	66
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	137
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	137

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	295.00	295.00	295.00	575.00	575.00	575.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	360.00	360.00	360.00	575.00	575.00	575.00
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	693701-070	CURDES HOMEWOOD ACRES

Comments:
25p26 Per land to building study, changed land from 170 FF to 400 FF. Median was 8.89%, now 20.84%. Land last done in 2014. LIM

Neighborhood Factor:	1.4500
Total Parcels:	34
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	99
Res Avg Lot Depth:	281
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	99
C/I Avg Lot Depth:	281

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	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	170.00	170.00	170.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	693801-070	GREENVALE

Comments:
25p26 Per land to building study, changed land from 170 FF to 450 FF. Median was 7.44%, now 19.67%. Land last done in 2012. LIM

Neighborhood Factor:	1.4500
Total Parcels:	55
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	165
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	165

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	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	170.00	170.00	170.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	694001-070	WILDROSE PLACE & 2ND

Comments:
25p26 Per land to building study, changed land from 40 FF to 300 FF. Median was 2.99%, now 22.16%. Land last done in 2012. LIM

Neighborhood Factor:	1.9100
Total Parcels:	278
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	40.00	40.00	40.00	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	40.00	40.00	40.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	040 ADAMS PTC (67)	694005-040	FAIRFAX 2ND & SUBS 040

Comments:
Overall Land Study Group Average Size = 50 x 140
25p26 Per land to building study with adjacent neighborhoods, changed land from 90 FF to 250 FF. Median was 7.49%, now 20.79%. Land last done in 2012. LIM

Neighborhood Factor:	1.4200
Total Parcels:	111
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	90.00	90.00	90.00	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	90.00	90.00	90.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	694005-070	FAIRFAX 2ND & SUBS 070

Comments:
25p26 Per land to building study, changed land from 90 FF to 250 FF. Median was 5.44%, now 15.01%. Land last done in 2012. LIM

Neighborhood Factor:	1.4200
Total Parcels:	173
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	90.00	90.00	90.00	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	90.00	90.00	90.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	077 FT WAYNE ADAMS PARK NH EACS (64)	694005-077	FAIRFAX 2ND & SUBS 077

Comments:
25p26 Per land to building study, changed land from 90 FF to 250 FF. Median was 6.71%, now 18.70%. Land last done in 2012. LIM

Neighborhood Factor:	1.4200
Total Parcels:	18
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	90.00	90.00	90.00	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	90.00	90.00	90.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	069 FORT WAYNE ADAMS FWCS (60)	694006-069	GANDY'S ADDITION

Comments:
25p26 Per land to building study, changed land from 60 FF to 125 FF. Median was 9.07%, now 19.05%. Land last done in 2012. LIM

Neighborhood Factor:	0.7500
Total Parcels:	48
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
C/I Avg Lot Depth:	139

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	60.00	60.00	60.00	125.00	125.00	125.00
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	60.00	60.00	60.00	125.00	125.00	125.00
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	694101-070	ANTHONY WAYNE VILLAGE & REPLAT
Comments: 25p26 Per land to building study, changed land from 60 FF to 350 FF. Median was 3.31%, now 18.84%. Land last done in 2012. LIM			
			Neighborhood Factor: 1.6800
			Total Parcels: 266
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 51
			Res Avg Lot Depth: 118
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 51
			C/I Avg Lot Depth: 118

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	60.00	60.00	60.00	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	60.00	60.00	60.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	694201-070	SMITHS SOUTHSIDE ACRES

Comments:
25p26 Per land to building study, changed land from 120 FF to 400 FF. Median was 6.67%, now 21.39%. Land last done in 2012. LIM

Neighborhood Factor:	1.4200
Total Parcels:	312
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	187
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	187

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	120.00	120.00	120.00	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	120.00	120.00	120.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	694301-070	ANTHONY WAYNE VILLAGE

Comments:
25p26 Per land to building study, changed land from 185 FF to 400 FF. Median was 8.74%, now 18.79%. Land last done in 2012. LIM

Neighborhood Factor:	1.2700
Total Parcels:	498
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	154
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	154

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	185.00	185.00	185.00	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	185.00	185.00	185.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	694304-070	MESA MEADOWS

Comments:
25p26 Per land to building study, changed land from 180 FF to 400 FF. Median was 8.88%, now 19.68%. Land last done in 2012. LIM

Neighborhood Factor:	1.4800
Total Parcels:	384
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	180.00	180.00	180.00	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	180.00	180.00	180.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	694401-070	HOEVELWOOD

Comments:
25p26 Per land to building study, changed land from 195 FF to 375 FF. Median was 10.61%, now 20.44%. Land last done in 2012. LIM

Neighborhood Factor:	1.2000
Total Parcels:	158
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	97
Res Avg Lot Depth:	157
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	97
C/I Avg Lot Depth:	157

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	195.00	195.00	195.00	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	195.00	195.00	195.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	694601-070	SOUTHWICK VILLAGE 070

Comments:
No parcels in neighborhood

Neighborhood Factor:	1.5200
Total Parcels:	0
Res Avg Lot Size:	2.8250
Res Avg Lot Width:	70
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	195.00	195.00	195.00	195.00	195.00	195.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	195.00	195.00	195.00	195.00	195.00	195.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	29000.00	29000.00	29000.00	29000.00	29000.00	29000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	077 FT WAYNE ADAMS PARK NH EACS (64)	694601-077	SOUTHWICK VILLAGE

Comments:
25p26 Per land to building study, changed land from 195 FF to 450 FF and 29000 per acre with 5500 res excess and 60000 per acre with 10000 res excess. Median was 8.37%, now 19.29%. Land last done in 2012. LIM

Neighborhood Factor:	1.5200
Total Parcels:	224
Res Avg Lot Size:	2.8250
Res Avg Lot Width:	70
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	195.00	195.00	195.00	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	195.00	195.00	195.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	29000.00	29000.00	29000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5500.00	5500.00	5500.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	077 FT WAYNE ADAMS PARK NH EACS (64)	694701-077	CROWN COLONY

Comments:
25p26 Per land to building study, changed land from 185 FF to 500 FF. Median was 7.52%, now 20.25%. Land last done in 2012. LIM

Neighborhood Factor:	1.5200
Total Parcels:	446
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	185.00	185.00	185.00	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	185.00	185.00	185.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	694801-070	CASSELWOOD TERRACE

Comments:
25p26 Per land to building study, changed land from 170 FF to 400 FF. Median was 8.42%, now 19.54%. Land last done in 2012. LIM

Neighborhood Factor:	1.6700
Total Parcels:	96
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	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	170.00	170.00	170.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	694901-070	CONTINENTAL PARK

Comments:
25p26 Per land to building study, changed land from 150 FF to 350 FF. Median was 8.83%, now 20.54%. Land last done in 2012. LIM

Neighborhood Factor:	1.5800
Total Parcels:	539
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	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	150.00	150.00	150.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	695001-070	VICTORIA PARK

Comments:
25p26 Per land to building study, changed land from 190 FF to 400 FF. Median was 9.67%, now 20.34%. Land last done in 2012. LIM

Neighborhood Factor:	1.6600
Total Parcels:	138
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	190.00	190.00	190.00	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	190.00	190.00	190.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	695101-070	BRANNING HILLS 070

Comments:

Neighborhood Factor:	0.9800
Total Parcels:	0
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	077 FT WAYNE ADAMS PARK NH EACS (64)	695101-077	BRANNING HILLS

Comments:
25p26 Per land to building study, changed land from 225 FF to 475 FF. Median was 8.83%, now 18.67%. Land last done in 2012. LIM

Neighborhood Factor:	1.3500
Total Parcels:	97
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	225.00	225.00	225.00	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	225.00	225.00	225.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	695201-070	TRIER RIDGE 070

Comments:

Neighborhood Factor:	1.4600
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	077 FT WAYNE ADAMS PARK NH EACS (64)	695201-077	TRIER RIDGE

Comments:
25p26 Per land to building study, changed land from 210 FF to 425 FF. Median was 9.60%, now 19.26%. Land last done in 2012. LIM

Neighborhood Factor:	1.6600
Total Parcels:	198
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	210.00	210.00	210.00	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	210.00	210.00	210.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	695302-041	CAMERON CREEK & CAMERON CHASE

Comments:
25p26 Per land to building study, changed land from 330 FF to 650 FF. Median was 9.73%, now 19.11%. Land last done in 2012. LIM

Neighborhood Factor:	1.5700
Total Parcels:	190
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	330.00	330.00	330.00	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	330.00	330.00	330.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	695401-041	PINESTONE & SCREAMING EAGLE

Comments:
25p26 Per land to building study, changed land from 450 FF to 700 FF. Median was 12.83%, now 19.78%. Land last done in 2019. LIM

Neighborhood Factor:	1.0000
Total Parcels:	248
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	72
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	72
C/I Avg Lot Depth:	132

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	450.00	450.00	450.00	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	450.00	450.00	450.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	702901-070	ROOSEVELT RESERVES SEC I

Comments:
24p25 New Sub, base rate 2.05. LIM

Neighborhood Factor:	1.5200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.05	2.05	2.05	2.05	2.05	2.05
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments: 23p24 New Sub. LIM 23p24 Added Sec II to Sub. LIM	Neighborhood Factor:	1.3000
	Total Parcels:	10
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	0
	Res Avg Lot Depth:	0
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	0
	C/I Avg Lot Depth:	0

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

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
24p25 New neighborhood, base rate \$4.85, excess rate \$0.65. LIM

Neighborhood Factor:	1.4000
Total Parcels:	96
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

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

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:

Neighborhood Factor:	1.3500
Total Parcels:	22
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$34,900 to \$320 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.3000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:

Neighborhood Factor:	1.2600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$325 to \$450 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.4000
Total Parcels:	162
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	124
Res Avg Lot Depth:	157
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	124
C/I Avg Lot Depth:	157

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	325.00	325.00	325.00	325.00	325.00	325.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$335 to \$500 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.7000
Total Parcels:	51
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	335.00	335.00	335.00	335.00	335.00	335.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23: Updated land from 345 to 475 FF for L:B Ratio

Neighborhood Factor:	1.7000
Total Parcels:	54
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	84
Res Avg Lot Depth:	129
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	84
C/I Avg Lot Depth:	129

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	345.00	345.00	345.00	345.00	345.00	345.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	475.00	475.00	475.00	475.00	475.00	475.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	722301-072	SUNNYBROOK ACRES 4TH ADD

Comments:
22p23 - updated land from FF to SQ; applied influence factors; LB 19%

Neighborhood Factor:	1.9800
Total Parcels:	307
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Residential Homesite	All	Square Foot	1.05	1.05	1.05	1.05	1.05	1.05
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	0.55	0.55	0.55	0.55	0.55	0.55
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	722401-072	BROOKSIDE ESTATES SEC I-XII

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$175 to \$275 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.8700
Total Parcels:	289
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	175.00	175.00	175.00	175.00	175.00	175.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.8700
Total Parcels:	208
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	150

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

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:

Neighborhood Factor:	1.8100
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

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

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$290 to \$450 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.8100
Total Parcels:	189
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	71
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	71
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	290.00	290.00	290.00	290.00	290.00	290.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$16000 to \$24000 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.6000
Total Parcels:	92
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$230 to \$500 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.4900
Total Parcels:	226
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	250.00	300.00	275.00	250.00	300.00	275.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
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						

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ST. JOSEPH TOWNSHIP

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

Comments:
22P23: UPDATED FF FROM \$290 TO \$400 FOR L:B RATIO MDB

Neighborhood Factor:	1.5900
Total Parcels:	165
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	290.00	290.00	290.00	290.00	290.00	290.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23: updated FF from low 175 & high 275 to 215; L:B Ratio - mdb

Neighborhood Factor:	1.7400
Total Parcels:	50
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	175.00	275.00	175.00	175.00	275.00	175.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	215.00	215.00	215.00	215.00	215.00	215.00
Residential Homesite	All	Square Foot						
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						

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ST. JOSEPH TOWNSHIP

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

Comments:
380

Neighborhood Factor:	1.5000
Total Parcels:	171
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	380.00	380.00	380.00	380.00	380.00	380.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	475.00	475.00	475.00	475.00	475.00	475.00
Residential Homesite	All	Square Foot						
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						

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ST. JOSEPH TOWNSHIP

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

Comments:
 22p23: Updated FF from 395 to 500; L:B Ratio = mdb
 Looked at influences; low and high ratio's would have same influence reasons therefore none were applied

Neighborhood Factor:	1.6500
Total Parcels:	214
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	68
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	68
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	395.00	395.00	395.00	395.00	395.00	395.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	722901-072	HILLSBORO SEC I

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$285 to \$450 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.8200
Total Parcels:	363
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	285.00	285.00	285.00	285.00	285.00	285.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$16,000 to \$23,000 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.7900
Total Parcels:	117
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22P23: Updated land from \$235 to \$350 FF - L:B Ratio - mdb

Neighborhood Factor:	1.8000
Total Parcels:	87
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	78
Res Avg Lot Depth:	124
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	78
C/I Avg Lot Depth:	124

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	235.00	235.00	235.00	235.00	235.00	235.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$250 to \$400 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.9800
Total Parcels:	182
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	128

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$235 to \$400 to maintain appropriate land to building ratio JAB

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	235.00	235.00	235.00	235.00	235.00	235.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$250 to \$350 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.2000
Total Parcels:	41
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	134
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	134

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$180 to \$250 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.9900
Total Parcels:	154
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	101
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	101
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$325 to \$450 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.8000
Total Parcels:	129
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	136
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	136

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	325.00	325.00	325.00	325.00	325.00	325.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$210 to \$350 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.8000
Total Parcels:	119
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:

Neighborhood Factor:	1.7700
Total Parcels:	89
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	88
Res Avg Lot Depth:	144
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	88
C/I Avg Lot Depth:	144

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$14,000 to \$23,000 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.6400
Total Parcels:	241
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:	Neighborhood Factor:	1.9200
	Total Parcels:	242
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	80
	Res Avg Lot Depth:	135
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	80
	C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
24p25 Increased Corner Lot influence from -10 to -20 per sales of corner lots. LIM
22p23 Yr 4 Reassessment - adjusted base rate from \$435 to \$600 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.5300
Total Parcels:	46
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	435.00	435.00	435.00	435.00	435.00	435.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	600.00	600.00	600.00	600.00	600.00	600.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:

Neighborhood Factor:	1.5300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.25	2.25	2.25	2.25	2.25	2.25
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:

Neighborhood Factor:	1.5300
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

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

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
25p26 New Sub added influences, for reassessment, combine rest of Landin Parke per new lot pricing and changed to sqft. LIM

Neighborhood Factor:	1.5300
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

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

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$180 to \$250 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.8700
Total Parcels:	119
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	723701-072	SHOAF PK RIVER ESTATES A-C

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$250 to \$400 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.8500
Total Parcels:	69
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	86
Res Avg Lot Depth:	141
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	86
C/I Avg Lot Depth:	141

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	723801-072	CONCORDIA GARDENS & WOODS, & OAK CHASE

Comments:
 22p23 Yr 4 Reassessment - adjusted base rate from \$175 to \$300 to maintain appropriate land to building ratio JAB
 Excess based off of 95

Neighborhood Factor:	1.0000
Total Parcels:	373
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	96
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	97
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	175.00	175.00	175.00	175.00	175.00	175.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.1200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$195 to \$300 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.6500
Total Parcels:	66
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	98
Res Avg Lot Depth:	196
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	98
C/I Avg Lot Depth:	196

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	195.00	195.00	195.00	195.00	195.00	195.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.5000
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	122
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	122

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	295.00	295.00	295.00	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	425.00	425.00	425.00	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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.5000
Total Parcels:	73
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	295.00	295.00	295.00	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	450.00	450.00	450.00	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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:	Neighborhood Factor:	1.9000
22p23 Yr 4 Reassessment - adjusted base rate from \$205 to \$300 to maintain appropriate land to building ratio JAB	Total Parcels:	169
Adjusted base rate from \$155 to \$205. 20p21 GM 2.6.20	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	100
	Res Avg Lot Depth:	200
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	100
	C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	155.00	155.00	155.00	155.00	155.00	155.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$155 to \$250 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.9000
Total Parcels:	62
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	210
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	210

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	155.00	155.00	155.00	155.00	155.00	155.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$450 to \$550 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.3400
Total Parcels:	157
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	124
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	124
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	400.00	500.00	450.00	400.00	500.00	450.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	550.00	550.00	550.00	550.00	550.00	550.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$425 to \$550 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.5100
Total Parcels:	51
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	79
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	79
C/I Avg Lot Depth:	131

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	425.00	425.00	425.00	425.00	425.00	425.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	550.00	550.00	550.00	550.00	550.00	550.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$295 to \$450 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.8100
Total Parcels:	204
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	141
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	141

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	295.00	295.00	295.00	295.00	295.00	295.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23: Reviewed nbhd; change in FF is not necessary = mdb

Neighborhood Factor:	1.4300
Total Parcels:	37
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	150
Res Avg Lot Depth:	300
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	150
C/I Avg Lot Depth:	300

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	724601-072	ROYAL OAKS, ROYAL HEIGHTS, WOODWAY PARK, & SCHMUCKERS 2ND

Comments:
22p23: updated FF from 200 to 275; L:B Ratio - added influence for location

Neighborhood Factor:	1.9300
Total Parcels:	334
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$210 to \$300 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.9300
Total Parcels:	99
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	67
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	67
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:

Neighborhood Factor:	1.9300
Total Parcels:	79
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$175 to \$300 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.9300
Total Parcels:	110
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	171
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	171

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	150.00	200.00	175.00	150.00	200.00	175.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p32: updated FF from \$350 to \$400: L:B Ratio - mdb

Neighborhood Factor:	1.7300
Total Parcels:	40
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	169
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	169

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	425.00	425.00	425.00	425.00	425.00	425.00
Residential Homesite	All	Square Foot						
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						

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ST. JOSEPH TOWNSHIP

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

Comments:
 22p23 Yr 4 Reassessment - adjusted base rate from \$230 to \$300 to maintain appropriate land to building ratio JAB
 Adjusted base rate from \$175 to \$230. GM 20p21 2.6.20

Neighborhood Factor:	1.8800
Total Parcels:	132
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	195
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	195

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	175.00	175.00	175.00	175.00	175.00	175.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.8400
Total Parcels:	121
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	725002-072	MAPLEWOOD TERRACE SEC I - VI
Comments: changed from ff to sqft and added influences. 22p23 GM 4.22.21			Neighborhood Factor: 2.0600 Total Parcels: 221 Res Avg Lot Size: 0.0000 Res Avg Lot Width: 80 Res Avg Lot Depth: 140 C/I Avg Lot Size: 0.0000 C/I Avg Lot Width: 80 C/I Avg Lot Depth: 140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Residential Homesite	All	Square Foot	1.35	1.35	1.35	1.35	1.35	1.35
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:

Neighborhood Factor:	2.0900
Total Parcels:	49
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	235.00	235.00	235.00	235.00	235.00	235.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	235.00	235.00	235.00	235.00	235.00	235.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
 22p23 Yr 4 Reassessment - adjusted base rate from \$230 to \$300 to maintain appropriate land to building ratio JAB
 Adjusted base rate from \$175 to \$230. 20p21 GM 2.6.20

Neighborhood Factor:	1.8800
Total Parcels:	46
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	139

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	175.00	175.00	175.00	175.00	175.00	175.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
 22p23 Yr 4 Reassessment - adjusted base rate from \$230 to \$345 to maintain appropriate land to building ratio JAB
 Adjusted base rate from \$175 to \$230. 20p21 GM 2.6.20

Neighborhood Factor:	1.8800
Total Parcels:	49
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	175.00	175.00	175.00	175.00	175.00	175.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	345.00	345.00	345.00	345.00	345.00	345.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.8800
Total Parcels:	63
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.8800
Total Parcels:	115
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	150.00	200.00	200.00	150.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.8800
Total Parcels:	80
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	81
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	81
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	725106-072	IMPERIAL GARDENS EXT D

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

Neighborhood Factor:	1.8800
Total Parcels:	56
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	150.00	200.00	200.00	150.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$16,000 to \$25,000 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.6100
Total Parcels:	135
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.6300
Total Parcels:	79
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	725401-072	ARLINGTON PARK SEC I-XIIA, XVII

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$350 to \$500 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.5200
Total Parcels:	943
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	82
Res Avg Lot Depth:	123
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	82
C/I Avg Lot Depth:	123

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.2800
Total Parcels:	131
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	130
Res Avg Lot Depth:	159
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	130
C/I Avg Lot Depth:	159

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	325.00	325.00	325.00	325.00	325.00	325.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.8600
Total Parcels:	74
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	37
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	37
C/I Avg Lot Depth:	120

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	430.00	430.00	430.00	430.00	430.00	430.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	550.00	550.00	550.00	550.00	550.00	550.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.4500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.3700
Total Parcels:	66
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	51
Res Avg Lot Depth:	153
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	51
C/I Avg Lot Depth:	153

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
 22p23 Yr 4 Reassessment - adjusted base rate from \$325 to \$400 to maintain appropriate land to building ratio JAB
 Adjusted base rate from \$250 to \$325. 20p21 GM 2.6.20

Neighborhood Factor:	2.1400
Total Parcels:	175
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	131

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23 Updated FF from 270 to 350; L:B Ratio mdb
entered influence for entrance

Neighborhood Factor:	1.8700
Total Parcels:	88
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	74
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	74
C/I Avg Lot Depth:	127

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	270.00	270.00	270.00	270.00	270.00	270.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.8400
Total Parcels:	130
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.5500
Total Parcels:	38
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	78
Res Avg Lot Depth:	122
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	78
C/I Avg Lot Depth:	122

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	335.00	335.00	335.00	335.00	335.00	335.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	425.00	425.00	425.00	425.00	425.00	425.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.8400
Total Parcels:	101
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	260.00	260.00	260.00	260.00	260.00	260.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.5500
Total Parcels:	60
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	84
Res Avg Lot Depth:	122
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	84
C/I Avg Lot Depth:	122

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	335.00	335.00	335.00	335.00	335.00	335.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	726201-072	MAPLEWOOD PARK SEC II-IV

Comments:
22p23: adjusted base rate from \$215 to \$280 to maintain appropriate land to building ratio JF

Neighborhood Factor:	1.9900
Total Parcels:	353
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	215.00	215.00	215.00	215.00	215.00	215.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23: Converted nbhd from FF to SQ; applied influences - LB 20%; corner & entrance = traffic due to same influence factor - mdb

Neighborhood Factor:	1.8400
Total Parcels:	88
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	82
Res Avg Lot Depth:	134
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	82
C/I Avg Lot Depth:	134

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

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	726301-072	BLACKHAWK SEC I-III

Comments:
22p23: adjusted base rate from \$270 to \$350 to maintain appropriate land to building ratio JF

Neighborhood Factor:	1.7100
Total Parcels:	413
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	270.00	270.00	270.00	270.00	270.00	270.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.7100
Total Parcels:	116
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	95
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	95
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	295.00	295.00	295.00	295.00	295.00	295.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.6000
Total Parcels:	88
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	82
Res Avg Lot Depth:	138
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	82
C/I Avg Lot Depth:	138

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	265.00	265.00	265.00	265.00	265.00	265.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	726401-072	WALDEN SEC I-II & MANORS OF WALDEN

Comments:	Neighborhood Factor:	1.7500
	Total Parcels:	453
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	78
	Res Avg Lot Depth:	130
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	78
	C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	420.00	420.00	420.00	420.00	420.00	420.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	420.00	420.00	420.00	420.00	420.00	420.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.6900
Total Parcels:	165
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	138
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	138

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	305.00	305.00	305.00	305.00	305.00	305.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.9900
Total Parcels:	64
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	78
Res Avg Lot Depth:	137
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	78
C/I Avg Lot Depth:	137

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	325.00	325.00	325.00	325.00	325.00	325.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.6900
Total Parcels:	90
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	250.00	250.00	200.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	320.00	320.00	320.00	320.00	320.00	320.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments: 22p23: updated land base rate from 215 to 350 - LB Ratio mdb	Neighborhood Factor: 1.8400 Total Parcels: 219 Res Avg Lot Size: 0.0000 Res Avg Lot Width: 85 Res Avg Lot Depth: 140 C/I Avg Lot Size: 0.0000 C/I Avg Lot Width: 85 C/I Avg Lot Depth: 140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	215.00	215.00	215.00	215.00	215.00	215.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.6900
Total Parcels:	95
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	79
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	79
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	245.00	245.00	245.00	245.00	245.00	245.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:	Neighborhood Factor:	1.9000
	Total Parcels:	28
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	85
	Res Avg Lot Depth:	130
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	85
	C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.9300
Total Parcels:	57
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	112
Res Avg Lot Depth:	165
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	112
C/I Avg Lot Depth:	165

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	726701-072	GLENWOOD PARK EXT SEC I

Comments:

Neighborhood Factor:	1.6200
Total Parcels:	317
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	320.00	320.00	320.00	320.00	320.00	320.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	726707-072	WOODMARK CONDOS I & PHASE III
Comments:			Neighborhood Factor: 1.0000 Total Parcels: 90 Res Avg Lot Size: 0.0000 Res Avg Lot Width: 34 Res Avg Lot Depth: 81 C/I Avg Lot Size: 0.0000 C/I Avg Lot Width: 34 C/I Avg Lot Depth: 81

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	726801-072	DAVID, SELMA E & FRED W 2-5TH
Comments:			Neighborhood Factor: 1.9300 Total Parcels: 47 Res Avg Lot Size: 0.0000 Res Avg Lot Width: 100 Res Avg Lot Depth: 201 C/I Avg Lot Size: 0.0000 C/I Avg Lot Width: 100 C/I Avg Lot Depth: 201

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.8100
Total Parcels:	62
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	96
Res Avg Lot Depth:	119
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	96
C/I Avg Lot Depth:	119

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.8100
Total Parcels:	100
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	139

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	255.00	255.00	255.00	255.00	255.00	255.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.8100
Total Parcels:	81
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	151
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	151

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	205.00	205.00	205.00	205.00	205.00	205.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.8100
Total Parcels:	165
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	188
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	188

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.8100
Total Parcels:	96
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	177
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	177

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	175.00	175.00	175.00	175.00	175.00	175.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	325.00	325.00	325.00	325.00	325.00	325.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.8100
Total Parcels:	51
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	164
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	164

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	175.00	175.00	175.00	175.00	175.00	175.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:

Neighborhood Factor:	1.8100
Total Parcels:	20
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	162
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	162

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:

Neighborhood Factor:	2.1700
Total Parcels:	141
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	120

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	235.00	235.00	235.00	235.00	235.00	235.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	727104-072	GLENWOOD PARK SEC VIII-XII

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

Neighborhood Factor:	1.6500
Total Parcels:	507
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	92
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	92
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	175.00	250.00	200.00	175.00	250.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments: 22p23 Yr 4 Reassessment - adjusted base rate from \$220 to \$400 to maintain appropriate land to building ratio JAB	Neighborhood Factor: 1.0000 Total Parcels: 130 Res Avg Lot Size: 0.0000 Res Avg Lot Width: 90 Res Avg Lot Depth: 138 C/I Avg Lot Size: 0.0000 C/I Avg Lot Width: 90 C/I Avg Lot Depth: 138

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.7900
Total Parcels:	112
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	141
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	141

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	727401-072	BELLAIR, SQUIRES

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from \$260 to \$400 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.0000
Total Parcels:	293
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	260.00	260.00	260.00	260.00	260.00	260.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
 Changed from front foot to square foot and added influences jf 5/3/21

Neighborhood Factor:	1.9600
Total Parcels:	282
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Residential Homesite	All	Square Foot	1.25	1.25	1.25	1.25	1.25	1.25
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.7900
Total Parcels:	108
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	78
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	78
C/I Avg Lot Depth:	148

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.7900
Total Parcels:	51
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	139

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.9300
Total Parcels:	239
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	88
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	88
C/I Avg Lot Depth:	200

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

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.9300
Total Parcels:	225
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	73
Res Avg Lot Depth:	142
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	73
C/I Avg Lot Depth:	142

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

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23: Updated neighborhood name to include Sec 1; updated land from FF to SQ; L:B Ratio - mdb

Neighborhood Factor:	1.9300
Total Parcels:	138
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	71
Res Avg Lot Depth:	124
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	71
C/I Avg Lot Depth:	124

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Residential Homesite	All	Square Foot	1.25	1.25	1.25	1.25	1.25	1.25
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	728001-072	VILLAGE OF BUCKINGHAM SEC I - III
Comments: 22p23: updated FF from 425 to 550; added influence for shape/size; L:B Ratio mdb			
			Neighborhood Factor: 1.1900
			Total Parcels: 146
			Res Avg Lot Size: 0.0000
			Res Avg Lot Width: 115
			Res Avg Lot Depth: 169
			C/I Avg Lot Size: 0.0000
			C/I Avg Lot Width: 115
			C/I Avg Lot Depth: 169

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	425.00	425.00	425.00	425.00	425.00	425.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	550.00	550.00	550.00	550.00	550.00	550.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:

Neighborhood Factor:	1.4400
Total Parcels:	74
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.4400
Total Parcels:	70
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	140

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

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	728006-072	BROOKSIDE LAKES HPR CONDOS
Comments:			Neighborhood Factor: 1.5700 Total Parcels: 90 Res Avg Lot Size: 6.7000 Res Avg Lot Width: 0 Res Avg Lot Depth: 0 C/I Avg Lot Size: 0.0000 C/I Avg Lot Width: 0 C/I Avg Lot Depth: 0

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

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.7500
Total Parcels:	67
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	71
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	71
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.6200
Total Parcels:	121
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	82
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	82
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	295.00	295.00	295.00	575.00	575.00	575.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	360.00	360.00	360.00	575.00	575.00	575.00
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:

Neighborhood Factor:	1.6800
Total Parcels:	157
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	295.00	295.00	295.00	295.00	295.00	295.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	335.00	335.00	335.00	335.00	335.00	335.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.4500
Total Parcels:	95
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	89
Res Avg Lot Depth:	137
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	89
C/I Avg Lot Depth:	137

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	385.00	385.00	385.00	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	475.00	475.00	475.00	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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	728501-072	LAKE FOREST SEC I-IV & EXTD I-VI

Comments:
 22p23: Updated FF from \$275 to \$375; L:B Ratio - mdb
 25p26 Per land to building study because of change to Washington change, changed land from 375 FF to 450 FF. Median was 13.97%, now 16.78%.
 Land last done in 2022. LIM

Neighborhood Factor:	1.7600
Total Parcels:	483
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	275.00	275.00	275.00	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	375.00	375.00	375.00	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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.6800
Total Parcels:	100
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	117
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	117

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	290.00	290.00	290.00	290.00	290.00	290.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	370.00	370.00	370.00	370.00	370.00	370.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:	Neighborhood Factor:	1.6800
	Total Parcels:	27
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	105
	Res Avg Lot Depth:	147
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	105
	C/I Avg Lot Depth:	147

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.6500
Total Parcels:	47
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	79
Res Avg Lot Depth:	66
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	79
C/I Avg Lot Depth:	66

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	225.00	225.00	225.00	225.00	225.00	225.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:	Neighborhood Factor:	1.4600
	Total Parcels:	90
	Res Avg Lot Size:	0.0000
	Res Avg Lot Width:	79
	Res Avg Lot Depth:	127
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	79
	C/I Avg Lot Depth:	127

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	335.00	335.00	335.00	335.00	335.00	335.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.4000
Total Parcels:	67
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	113
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	113
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	285.00	285.00	285.00	285.00	285.00	285.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.3800
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	3.05	3.05	3.05	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.2200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	3.15	3.15	3.15	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.2600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.60	2.60	2.60	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.1300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

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

Comments:	Neighborhood Factor:	1.0000
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	120.00	120.00	120.00	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	120.00	120.00	120.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.7000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	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	220.00	220.00	220.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	190.00	190.00	190.00	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	190.00	190.00	190.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.2500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	190.00	190.00	190.00	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	190.00	190.00	190.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	12000.00	12000.00	12000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	22000.00	22000.00	22000.00	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	4000.00	6000.00	5000.00	12000.00	12000.00	12000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	18000.00	18000.00	18000.00	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	5000.00	5000.00	5000.00	7000.00	7000.00	7000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	30000.00	30000.00	30000.00	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	4000.00	6000.00	5000.00	7000.00	7000.00	7000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	355.00	355.00	355.00	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	355.00	355.00	355.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	355.00	355.00	355.00	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	355.00	355.00	355.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.5100
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	345.00	345.00	345.00	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	345.00	345.00	345.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.5100
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	285.00	285.00	285.00	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	285.00	285.00	285.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	2.0800
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	215.00	215.00	215.00	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	280.00	280.00	280.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	2.0800
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	215.00	215.00	215.00	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	215.00	215.00	215.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	245.00	245.00	245.00	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	320.00	320.00	320.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.9900
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	245.00	245.00	245.00	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	245.00	245.00	245.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	195.00	195.00	195.00	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	195.00	195.00	195.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.7300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	315.00	315.00	315.00	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	315.00	315.00	315.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.7000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	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	220.00	220.00	220.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	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	170.00	170.00	170.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	120.00	120.00	120.00	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	120.00	120.00	120.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.5500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	195.00	195.00	195.00	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	255.00	255.00	255.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	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	260.00	260.00	260.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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	Neighborhood Factor: 1.5000 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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	295.00	295.00	295.00	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	425.00	425.00	425.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

Neighborhood Factor:	1.5000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	295.00	295.00	295.00	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	450.00	450.00	450.00	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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:
22p23: adjusted base rate from \$555 to \$590 to maintain appropriate land to building ratio JF

Neighborhood Factor:	1.2900
Total Parcels:	71
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	95
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	95
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	555.00	555.00	555.00	555.00	555.00	555.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	590.00	590.00	590.00	590.00	590.00	590.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	125.00	125.00	125.00	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	125.00	125.00	125.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	733703-073	HIGHLAND PARK FOREST, 3RD & EXT D

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	125.00	125.00	125.00	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	125.00	125.00	125.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	10
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	125.00	125.00	125.00	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	125.00	200.00	125.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	125.00	125.00	125.00	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	125.00	200.00	125.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	125.00	125.00	125.00	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	125.00	125.00	125.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.4500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.6600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	190.00	190.00	190.00	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	190.00	190.00	190.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.6600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	255.00	255.00	255.00	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	255.00	255.00	255.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.6600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	150.00	225.00	200.00	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	150.00	225.00	200.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	25000.00	25000.00	25000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5000.00	5000.00	5000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	25000.00	25000.00	25000.00	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	5000.00	5000.00	5000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.6600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	255.00	255.00	255.00	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	255.00	255.00	255.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.6600
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	255.00	255.00	255.00	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	255.00	255.00	255.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.4500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	235.00	235.00	235.00	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	235.00	235.00	235.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.4500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	235.00	235.00	235.00	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	235.00	235.00	235.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.6500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	290.00	290.00	290.00	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	290.00	290.00	290.00	600.00	600.00	600.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7500.00	7500.00	7500.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	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	230.00	230.00	230.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7500.00	7500.00	7500.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	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	230.00	230.00	230.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	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	230.00	230.00	230.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	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	230.00	230.00	230.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	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	230.00	230.00	230.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	190.00	190.00	190.00	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	190.00	190.00	190.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.4700
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	345.00	345.00	345.00	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	345.00	345.00	345.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.9800
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	225.00	225.00	225.00	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	225.00	225.00	225.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.7000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	225.00	225.00	225.00	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	225.00	225.00	225.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	137
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	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	250.00	250.00	250.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.5500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	235.00	235.00	235.00	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	235.00	235.00	235.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	395.00	395.00	395.00	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	395.00	395.00	395.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.3900
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	3.20	3.20	3.20	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.4500
Total Parcels:	78
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	107
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	415.00	415.00	415.00	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	415.00	415.00	415.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.6000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	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	230.00	230.00	230.00	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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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:	1.5100
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	375.00	375.00	375.00	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	375.00	375.00	375.00	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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	741101-074	THE GATHERING CONDOMINIUMS

Comments:

Neighborhood Factor:	1.4700
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	743401-074	RESERVATION TRAIL AT AVALON

Comments:
24p25 New Sub, added influences. LIM

Neighborhood Factor:	1.0000
Total Parcels:	0
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	0.95	0.95	0.95	0.95	0.95	0.95
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	750201-075	MAYERLING ESTATES

Comments:	Neighborhood Factor:	1.3300
	Total Parcels:	18
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot	1.99	1.99	1.99	1.99	1.99	1.99
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	1.99	1.99	1.99	1.99	1.99	1.99
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	0.40	0.40	0.40	0.40	0.40	0.40
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	751001-075	SCOTT ROAD ESTATES

Comments:
22p23 new sub - JAB

Neighborhood Factor:	1.4000
Total Parcels:	7
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

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

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	751101-075	QUAIL COMMONS

Comments:

Neighborhood Factor:	1.4500
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	4.15	4.15	4.15	4.15	4.15	4.15
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	751401-075	LAKES AT HEATHER RIDGE

Comments:
22p23 new sub - Lots sold from Northeastern Development to DR Horton for \$54,900 a lot, added 10% to site value to account for any developer to developer discount on the sale. This is the only market data we have, will need to review this neighborhood when sales occur. JAB

Neighborhood Factor:	1.5000
Total Parcels:	50
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	761001-074	POPLAR RIDGE ADD & 2ND ADD 074

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -17 to -30. eas

Neighborhood Factor:	1.5000
Total Parcels:	39
Res Avg Lot Size:	0.5800
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	205.00	205.00	205.00	205.00	205.00	205.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	268.00	268.00	268.00			
Residential Homesite	All	Square Foot				1.06	1.06	1.06
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Square Foot				0.21	0.21	0.21
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

Township

WAYNE TOWNSHIP

District

076 FT WAYNE WAYNE F DIST (96)

Neighborhood Number

761001-076

Neighborhood Name

POPLAR RIDGE ADD & 2ND ADD 076

Comments:

Neighborhood Factor: 1.0000

Total Parcels: 0

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: 100

C/I Avg Lot Depth: 225

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	205.00	205.00	205.00	205.00	205.00	205.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	205.00	205.00	205.00			
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00			
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00			
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	761002-074	ELMCREST ADDITION 074

Comments:
25p26: changed from front foot to sqft, removed vacancy adjustment. Eas

Neighborhood Factor:	1.4000
Total Parcels:	35
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	155
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	155

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	155.00	155.00	155.00	155.00	155.00	155.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	258.00	258.00	258.00			
Residential Homesite	All	Square Foot				1.36	1.36	1.36
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.27	0.27	0.27
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	076 FT WAYNE WAYNE F DIST (96)	761002-076	ELMCREST ADDITION 076

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
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:	100
C/I Avg Lot Depth:	155

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	155.00	155.00	155.00	155.00	155.00	155.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	155.00	155.00	155.00			
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						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	761003-074	GRANDVIEW PLACE ADDITION 074

Comments:
25p26: changed from front foot to sqft, removed vacancy adjustment. eas

Neighborhood Factor:	1.6600
Total Parcels:	5
Res Avg Lot Size:	0.9300
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	258.00	258.00	258.00			
Residential Homesite	All	Square Foot				1.47	1.47	1.47
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Square Foot				0.29	0.29	0.29
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	076 FT WAYNE WAYNE F DIST (96)	761003-076	GRANDVIEW PLACE ADDITION 076

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	20000.00	20000.00	20000.00			
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00			
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	20000.00	20000.00	20000.00			
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	4000.00	4000.00	4000.00			
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	761004-074	ORCHARD RIDGE GARDENS 074

Comments:
25p26: changed from front foot to sqft, removed vacancy adjustment. eas

Neighborhood Factor:	1.6600
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	96
Res Avg Lot Depth:	277
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	96
C/I Avg Lot Depth:	277

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	250.00	225.00	100.00	250.00	225.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	258.00	258.00	258.00			
Residential Homesite	All	Square Foot				1.47	1.47	1.47
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.29	0.29	0.29
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	076 FT WAYNE WAYNE F DIST (96)	761004-076	ORCHARD RIDGE GARDENS 076

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
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:	96
C/I Avg Lot Depth:	277

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	250.00	225.00	100.00	250.00	225.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	100.00	250.00	225.00			
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	761005-074	KRUGE PLACE ADDITION 074

Comments:
25p26: changed from front foot to sqft, removed vacancy adjustment. eas

Neighborhood Factor:	1.6600
Total Parcels:	12
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	158
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	158

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	250.00	150.00	100.00	250.00	150.00
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	258.00	258.00	258.00			
Residential Homesite	All	Square Foot				1.47	1.47	1.47
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.29	0.29	0.29
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	076 FT WAYNE WAYNE F DIST (96)	761005-076	KRUGE PLACE ADDITION 076

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
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:	100
C/I Avg Lot Depth:	158

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	250.00	150.00	100.00	250.00	150.00
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	100.00	250.00	150.00			
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						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	761006-074	SAVOIES SUB 074

Comments:
25p26: changed from front foot to sqft, removed vacancy adjustment. eas

Neighborhood Factor:	1.6600
Total Parcels:	20
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	250.00	150.00	100.00	250.00	150.00
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	258.00	258.00	258.00			
Residential Homesite	All	Square Foot				1.47	1.47	1.47
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.29	0.29	0.29
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	076 FT WAYNE WAYNE F DIST (96)	761006-076	SAVOIES SUB 076

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
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:	100
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	250.00	150.00	100.00	250.00	150.00
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	100.00	250.00	150.00			
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						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	761101-074	FALL CREEK SEC 1 074

Comments:
25p26: changed from front foot to sqft. eas

Neighborhood Factor:	1.8300
Total Parcels:	110
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	66
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	66
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	320.00	320.00	320.00	320.00	320.00	320.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	320.00	320.00	320.00			
Residential Homesite	All	Square Foot				1.52	1.52	1.52
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.30	0.30	0.30
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	076 FT WAYNE WAYNE F DIST (96)	761101-076	FALL CREEK SEC 1 076

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
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:	66
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	320.00	320.00	320.00	320.00	320.00	320.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	320.00	320.00	320.00			
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	068 WAYNE PTC (30)	761201-068	KNOLLS OF ARDMORE 1

Comments:
25p26: changed from front foot to sqft, removed vacancy rate. eas

Neighborhood Factor:	1.5000
Total Parcels:	35
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	74
Res Avg Lot Depth:	129
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	74
C/I Avg Lot Depth:	129

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	230.00	230.00	230.00			
Residential Homesite	All	Square Foot				1.93	1.93	1.93
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.39	0.39	0.39
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	761201-074	KNOLLS OF ARDMORE 2 074

Comments:
25p26: changed from front foot to sqft, removed vacancy rate. eas

Neighborhood Factor:	1.5000
Total Parcels:	70
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	68
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	68
C/I Avg Lot Depth:	120

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	230.00	230.00	230.00			
Residential Homesite	All	Square Foot				1.93	1.93	1.93
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.39	0.39	0.39
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	076 FT WAYNE WAYNE F DIST (96)	761201-076	KNOLLS OF ARDMORE 2 076

Comments:

Neighborhood Factor:	1.5000
Total Parcels:	0
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	68
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	68
C/I Avg Lot Depth:	120

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	761301-074	SOUTHTOWN MEADOWS 074

Comments:

Neighborhood Factor:	1.0400
Total Parcels:	66
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	295.00	295.00	295.00	295.00	295.00	295.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	295.00	295.00	295.00	295.00	295.00	295.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	076 FT WAYNE WAYNE F DIST (96)	761301-076	SOUTHTOWN MEADOWS 076

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
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:	50
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	295.00	295.00	295.00	295.00	295.00	295.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	295.00	295.00	295.00			
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						

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ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	077 FT WAYNE ADAMS PARK NH EACS (64)	770201-077	PASO FINO SEC I

Comments:
25p26 New sub added influence and base rate set at 4.60. 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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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				4.60	4.60	4.60
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	079 ZANESVILLE (44)	792001-079	ZANESVILLE

Comments:
24p25 Reassessment - Base rate has not been adjusted since 2012, changed base rate to \$45000 Acreage \$10000 Excess Acreage to bring land to building ratio closer to 20% based on analysis of median land to building ratio. LIM

Neighborhood Factor:	1.5500
Total Parcels:	71
Res Avg Lot Size:	0.2800
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
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	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
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						

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CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	821001-082	LIECHTYS WOODHAVEN

Comments:

Neighborhood Factor:	1.6000
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	92
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	92
C/I Avg Lot Depth:	160

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	821007-082	SCHWARTZ ADDITION & SEC II

Comments:	Neighborhood Factor:	1.8500
	Total Parcels:	87
	Res Avg Lot Size:	0.4900
	Res Avg Lot Width:	120
	Res Avg Lot Depth:	146
	C/I Avg Lot Size:	0.0000
	C/I Avg Lot Width:	120
	C/I Avg Lot Depth:	146

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
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	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Rural Homesite	Good	Acreage	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Rural Homesite	Average	Acreage	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Rural Homesite	Fair	Acreage	41000.00	41000.00	41000.00	41000.00	41000.00	41000.00
Residential Rural Homesite	Poor	Acreage	41000.00		41000.00	41000.00		41000.00
Residential Rural Excess	Excellent	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Good	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Average	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Fair	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Excess	Poor	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00

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CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	821501-082	MAKARIOS PLACE

Comments:
25p26 New Sub, base rate 5.20 excess rate 0.35, added influences. LIM

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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				5.20	5.20	5.20
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.35	0.35	0.35
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	821601-082	LAKES OF LEO CREEK SEC I-III

Comments:
 21p22 - Repriced lots to include Section II. Change base rate from 2.76 to 3.10. Base lot includes view.
 23p24 - Added Sec III - LIM
 23p24 - Change base rate from 3.10 to 3.50 and changed shape influence from -20 to -25. LIM

Neighborhood Factor:	1.3200
Total Parcels:	115
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	821602-082	LEO ESTATES

Comments:

Neighborhood Factor:	1.3200
Total Parcels:	4
Res Avg Lot Size:	0.5100
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	821603-082	LAKES OF LEO CREEK VILLAS SEC I

Comments:

Neighborhood Factor:	1.4600
Total Parcels:	39
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

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

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	822101-082	LIONSGATE PASSAGE SEC I-III

Comments:

Neighborhood Factor:	1.7000
Total Parcels:	119
Res Avg Lot Size:	0.5100
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	5.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	50000.00	75000.00	50000.00	50000.00	75000.00	50000.00
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	15000.00	12500.00	10000.00	15000.00	12500.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	822201-082	PIONEER VILLAGE SEC I-III

Comments:

Neighborhood Factor:	1.5600
Total Parcels:	131
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	139

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	415.00	415.00	415.00	415.00	415.00	415.00
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	415.00	415.00	415.00	415.00	415.00	415.00
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						

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	822202-082	PIONEER VILLAGE SEC IV-VI

Comments:

Neighborhood Factor:	1.5600
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	87
Res Avg Lot Depth:	146
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	87
C/I Avg Lot Depth:	146

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	415.00	415.00	415.00	415.00	415.00	415.00
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	415.00	415.00	415.00	415.00	415.00	415.00
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						

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CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	822203-042	MALLARDS LAKE

Comments:

Neighborhood Factor:	1.4100
Total Parcels:	137
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	89
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	89
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	822303-082	BRIGHTON PARK, TONNER LAKE ESTATES, & KEY CT WATER LOTS

Comments:

Neighborhood Factor:	2.0300
Total Parcels:	18
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	121
Res Avg Lot Depth:	185
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	121
C/I Avg Lot Depth:	185

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Residential Homesite	All	Square Foot						
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						

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CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	822304-082	BRIGHTON PARK, TONNER LAKE ESTATES, & KEY CT OFF WATER LOTS

Comments:

Neighborhood Factor:	2.0300
Total Parcels:	38
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	130
Res Avg Lot Depth:	174
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	130
C/I Avg Lot Depth:	174

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Residential Homesite	All	Square Foot						
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						

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CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	822305-042	CORNERSTONE POINTE

Comments:

Neighborhood Factor:	1.4600
Total Parcels:	37
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	127

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Residential Homesite	All	Square Foot						
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						

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CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	822306-082	METEA VALLEY SEC I-II

Comments:

Neighborhood Factor:	1.4000
Total Parcels:	108
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	105
Res Avg Lot Depth:	173
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	105
C/I Avg Lot Depth:	173

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	530.00	530.00	530.00	530.00	530.00	530.00
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	530.00	530.00	530.00	530.00	530.00	530.00
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						

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CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	822401-082	WITMER PARK AMD & 1ST

Comments:

Neighborhood Factor:	2.0300
Total Parcels:	77
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	115
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	115

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
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						

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CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	822402-082	LEO

Comments:
Adjusted base rate from \$210 to \$275. GM 2.7.20

Neighborhood Factor:	2.4600
Total Parcels:	143
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
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	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	822501-082	CEDAR CREEK CROSSINGS SUB

Comments:

Neighborhood Factor:	1.3000
Total Parcels:	12
Res Avg Lot Size:	0.6500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	290

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	823001-082	CEDARVILLE SUB

Comments:

Neighborhood Factor:	1.8500
Total Parcels:	131
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Residential Homesite	All	Square Foot						
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						

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CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	823301-082	WILDERNESS CREEK SEC I

Comments:

Neighborhood Factor:	1.3200
Total Parcels:	17
Res Avg Lot Size:	1.0800
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	15000.00	15000.00	15000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	45000.00	45000.00	45000.00	45000.00	45000.00	45000.00
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						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	841102-074	SCOTSWOOD EXTD & ADD

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -54 to -66 tls

Neighborhood Factor:	1.0000
Total Parcels:	67
Res Avg Lot Size:	0.5100
Res Avg Lot Width:	75
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	192.00	192.00	192.00			
Residential Homesite	All	Square Foot				1.21	1.21	1.21
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Square Foot				0.24	0.24	0.24
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	841106-074	ALDENE MANOR ADDITION

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -50 to -60 tls

Neighborhood Factor:	1.0000
Total Parcels:	24
Res Avg Lot Size:	0.6000
Res Avg Lot Width:	75
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot				1.23	1.23	1.23
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Square Foot				0.25	0.25	0.25
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	841107-074	BROADVIEW TERRACE ADD

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -50 to -56. eas

Neighborhood Factor:	1.4600
Total Parcels:	72
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	175

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	230.00	230.00	230.00			
Residential Homesite	All	Square Foot				1.74	1.74	1.74
Residential Homesite	All	Acreage	100000.00	100000.00	100000.00	100000.00	100000.00	100000.00
Residential Excess	All	Square Foot				0.35	0.35	0.35
Residential Excess	All	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
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						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	841108-074	BROADVIEW TERRACE EXTD ADD

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -50 to -56. eas

Neighborhood Factor:	1.4600
Total Parcels:	35
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	87
Res Avg Lot Depth:	153
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	87
C/I Avg Lot Depth:	153

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	230.00	230.00	230.00			
Residential Homesite	All	Square Foot				1.74	1.74	1.74
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.35	0.35	0.35
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	841109-074	POINTE CENTER VILLAS

Comments:
25p26: changed from front foot to sqft. eas

Neighborhood Factor:	1.0000
Total Parcels:	16
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	146
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	146

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	230.00	230.00	230.00			
Residential Homesite	All	Square Foot				1.70	1.70	1.70
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.34	0.34	0.34
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	841110-074	WINTERSET ADDITION

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -50 to -59. eas

Neighborhood Factor:	1.1800
Total Parcels:	109
Res Avg Lot Size:	0.5200
Res Avg Lot Width:	90
Res Avg Lot Depth:	147
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	147

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	230.00	230.00	230.00			
Residential Homesite	All	Square Foot				2.69	2.69	2.69
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Square Foot				0.54	0.54	0.54
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	841113-074	RICHARDSVILLE RESERVE 1

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -50 to -56. eas

Neighborhood Factor:	1.4600
Total Parcels:	26
Res Avg Lot Size:	1.1000
Res Avg Lot Width:	80
Res Avg Lot Depth:	182
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	182

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	150.00	150.00	150.00	150.00	150.00	150.00
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	150.00	150.00	150.00			
Residential Homesite	All	Square Foot				1.74	1.74	1.74
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Square Foot				0.35	0.35	0.35
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	841114-074	RICHARDSVILLE RESERVE

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -50 to -56 tls

Neighborhood Factor:	1.4600
Total Parcels:	6
Res Avg Lot Size:	1.2400
Res Avg Lot Width:	75
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot				1.74	1.74	1.74
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Square Foot				0.35	0.35	0.35
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	841201-074	ALLENDALE PLACE ADDITION

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -77 to -37 t/s

Neighborhood Factor:	1.0000
Total Parcels:	82
Res Avg Lot Size:	1.0400
Res Avg Lot Width:	75
Res Avg Lot Depth:	146
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	146

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	373.00	373.00	373.00			
Residential Homesite	All	Square Foot				1.23	1.23	1.23
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Square Foot				0.25	0.25	0.25
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	841202-074	BELLE VISTA PLACE ADDITION

Comments:
25p26: changed from front foot to sqft,

Neighborhood Factor:	1.0000
Total Parcels:	205
Res Avg Lot Size:	0.8300
Res Avg Lot Width:	67
Res Avg Lot Depth:	136
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	67
C/I Avg Lot Depth:	136

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	228.00	228.00	228.00			
Residential Homesite	All	Square Foot				1.24	1.24	1.24
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Square Foot				0.25	0.25	0.25
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	841206-074	RICHARDSVILLE RESERVE 2

Comments:
25p26: changed from front foot to sqft, added vacancy adjustment of -37 tls

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.7800
Res Avg Lot Width:	70
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot				1.23	1.23	1.23
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Square Foot				0.25	0.25	0.25
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	841305-074	LIGGETTAS GARDEN PARK ADD

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -40 to -37 tls

Neighborhood Factor:	1.0000
Total Parcels:	39
Res Avg Lot Size:	1.7500
Res Avg Lot Width:	82
Res Avg Lot Depth:	217
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	82
C/I Avg Lot Depth:	217

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	155.00	155.00	155.00	155.00	155.00	155.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	260.00	260.00	260.00			
Residential Homesite	All	Square Foot				1.23	1.23	1.23
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Square Foot				0.25	0.25	0.25
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	841306-074	MORELLS ADDITION

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -72 to -36 t/s

Neighborhood Factor:	1.0000
Total Parcels:	218
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	155.00	155.00	155.00	155.00	155.00	155.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	274.00	274.00	274.00			
Residential Homesite	All	Square Foot	20000.00	20000.00	20000.00	1.21	1.21	1.21
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.24	0.24	0.24
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	22000.00	22000.00	22000.00	22000.00	22000.00	22000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	841401-074	SCOTSVILLE ADDITION

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -23 to -45. eas

Neighborhood Factor:	1.0000
Total Parcels:	77
Res Avg Lot Size:	0.4300
Res Avg Lot Width:	75
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	133

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	155.00	155.00	155.00	155.00	155.00	155.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	203.00	203.00	203.00			
Residential Homesite	All	Square Foot				1.21	1.21	1.21
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Square Foot				0.24	0.24	0.24
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	841403-074	THREE OAKS GARDENS EXTD ADD

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -60 to -37 tls

Neighborhood Factor:	1.0000
Total Parcels:	75
Res Avg Lot Size:	1.3300
Res Avg Lot Width:	94
Res Avg Lot Depth:	199
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	94
C/I Avg Lot Depth:	199

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	155.00	155.00	155.00	155.00	155.00	155.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	298.00	298.00	298.00			
Residential Homesite	All	Square Foot				1.23	1.23	1.23
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Square Foot				0.25	0.25	0.25
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	841404-074	TYRONE ADDITION

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -41 to -45. eas

Neighborhood Factor:	1.0000
Total Parcels:	159
Res Avg Lot Size:	5.1900
Res Avg Lot Width:	84
Res Avg Lot Depth:	172
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	84
C/I Avg Lot Depth:	172

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	155.00	155.00	155.00	155.00	155.00	155.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	264.00	264.00	264.00			
Residential Homesite	All	Square Foot				1.21	1.21	1.21
Residential Homesite	All	Acreage	22000.00	22000.00	22000.00	22000.00	22000.00	22000.00
Residential Excess	All	Square Foot				0.24	0.24	0.24
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	22000.00	22000.00	22000.00	22000.00	22000.00	22000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	841405-074	ARDMORE KNOLL ADDITION

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -50 to -36 tls

Neighborhood Factor:	1.0000
Total Parcels:	26
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	62
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	62
C/I Avg Lot Depth:	125

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	100.00	175.00	150.00	100.00	175.00	150.00
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	417.00	417.00	417.00			
Residential Homesite	All	Square Foot				1.21	1.21	1.21
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.24	0.24	0.24
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	841408-074	ELMHURST GARDENS ADDITION

Comments:
 22p23 Land Study: FF Rate from 155 to 295 using 1:4 LTB Ratio and sales between 2018-2021.
 Vacancy adjustment from -50% to -47%.
 25p26 vacancy from 47 to 46 per study t/s

Neighborhood Factor:	1.8600
Total Parcels:	154
Res Avg Lot Size:	2.0000
Res Avg Lot Width:	83
Res Avg Lot Depth:	239
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	83
C/I Avg Lot Depth:	239

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	155.00	155.00	155.00	155.00	155.00	155.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	295.00	295.00	295.00	295.00	295.00	295.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Square Foot				1.00	1.00	1.00
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	841501-074	WAYNE DALE GARDENS ADDITION

Comments:
23p24 Land Study: FF Rate from \$311 to \$344 using 1:4 LTB Ratio and sales between 2019-2022.

Vacancy adjustment from -46% to -55%.
25p26 vacancy from 55 to 56 per study t1s

Neighborhood Factor:	1.0000
Total Parcels:	125
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	193
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	193

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	344.00	344.00	344.00	344.00	344.00	344.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	841502-074	WAYNE DALE GARDENS 2ND & EXT D

Comments:
25p26 vacancy from -93 to -74 per study t/s

Neighborhood Factor:	1.8200
Total Parcels:	313
Res Avg Lot Size:	1.0800
Res Avg Lot Width:	50
Res Avg Lot Depth:	156
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	156

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	467.00	467.00	467.00	467.00	467.00	467.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Square Foot				1.00	1.00	1.00
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	841505-074	BLUFFTON INTERURBAN GARDENS

Comments:

25p26 vacancy to -56 tls

Neighborhood Factor:	1.0000
Total Parcels:	78
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	84
Res Avg Lot Depth:	156
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	84
C/I Avg Lot Depth:	156

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	303.00	303.00	303.00	303.00	303.00	303.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	841506-074	FERNWOOD PLACE ADDITION

Comments:
 23p24 Land Study: FF Rate from 254 to 330 using 1:4 LTB Ratio and sales between 2019-2022.
 Vacancy adjustment from -33% to -48%.

 25p26 vacancy from -48 to -60 t/s

Neighborhood Factor:	1.0000
Total Parcels:	46
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	155
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	155

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	330.00	330.00	330.00	330.00	330.00	330.00
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						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	841512-074	ELZEYS 2ND ADDITION

Comments:
23p24 Land Study: FF Rate from \$308 to \$322 using 1:4 LTB Ratio and sales between 2019-2022.

Vacancy adjustment from -44% to -52%.

Neighborhood Factor:	1.0000
Total Parcels:	272
Res Avg Lot Size:	0.9600
Res Avg Lot Width:	55
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	55
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	322.00	322.00	322.00	322.00	322.00	322.00
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	841514-074	WAYNE DALE TERRACE ADDITION

Comments:
25p26 vacancy from -43 to -63 t/s

Neighborhood Factor:	1.0000
Total Parcels:	56
Res Avg Lot Size:	0.5000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	841701-074	LAKE SHORES ADDITION

Comments:
 23p24 Land Study: FF Rate from \$230 to \$326 using 1:4 LTB Ratio and sales between 2019-2022.
 25p26 vacancy from 0 to -64 t/s

Neighborhood Factor:	1.0000
Total Parcels:	429
Res Avg Lot Size:	0.6200
Res Avg Lot Width:	85
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	150

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	326.00	326.00	326.00	326.00	326.00	326.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	841702-074	LAKE SHORES EXT & EXT SEC II

Comments:
25p26: changed from front foot to sqft, added vacancy adjustment of -71 7ls

Neighborhood Factor:	1.1800
Total Parcels:	130
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	95
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	95
C/I Avg Lot Depth:	140

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	230.00	230.00	230.00			
Residential Homesite	All	Square Foot				2.69	2.69	2.69
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.54	0.54	0.54
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	841703-074	GODFREYS PARTITION SUB

Comments:
25p26: changed from front foot to sqft, added vacancy adjustment of -71 tls

Neighborhood Factor:	1.1800
Total Parcels:	11
Res Avg Lot Size:	0.9900
Res Avg Lot Width:	113
Res Avg Lot Depth:	158
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	113
C/I Avg Lot Depth:	158

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	80.00	300.00	200.00	80.00	300.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00			
Residential Homesite	All	Square Foot				2.69	2.69	2.69
Residential Homesite	All	Acreage	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
Residential Excess	All	Square Foot				0.54	0.54	0.54
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	841706-074	WILLOW BROOK SUB

Comments:
25p26: changed from front foot to sqft, changed vacancy adjustment from -50 to -59. eas

Neighborhood Factor:	1.1800
Total Parcels:	17
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	66
Res Avg Lot Depth:	113
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	66
C/I Avg Lot Depth:	113

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	230.00	230.00	230.00			
Residential Homesite	All	Square Foot				2.69	2.69	2.69
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.54	0.54	0.54
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						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	842001-074	AVALON PLACE ADD BLK A & SEC I

Comments:
25p26: changed from front foot to sqft. eas

Neighborhood Factor:	1.0000
Total Parcels:	233
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	135

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	215.00	215.00	215.00	215.00	215.00	215.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	215.00	215.00	215.00			
Residential Homesite	All	Square Foot				1.68	1.68	1.68
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.34	0.34	0.34
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	842003-074	AVALON PLACE ADD SEC III

Comments:
25p26: changed from front foot to sqft. eas

Neighborhood Factor:	1.0000
Total Parcels:	254
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	122
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	122

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	215.00	215.00	215.00	215.00	215.00	215.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	301.00	301.00	301.00			
Residential Homesite	All	Square Foot				1.89	1.89	1.89
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.38	0.38	0.38
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	842007-074	ELZEYS 4TH ADDITION

Comments:
 23p24 Land Study: FF Rate from 323 to 324 using 1:4 LTB Ratio and sales between 2019-2022.
 Vacancy adjustment from -47% to -47%.
 25p26 vacancy from -47 to -52 t/s

Neighborhood Factor:	1.0000
Total Parcels:	125
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	200

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	324.00	324.00	324.00	324.00	324.00	324.00
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	842009-074	DAVEWAY PARK ADDITION

Comments:
25p26: changed from front foot to sqft. eas

Neighborhood Factor:	1.0000
Total Parcels:	94
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	110
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	110

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	215.00	215.00	215.00	215.00	215.00	215.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	354.00	354.00	354.00			
Residential Homesite	All	Square Foot				1.89	1.89	1.89
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.38	0.38	0.38
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	851001-074	COVINGTON CLUB CONDOS

Comments:

Neighborhood Factor:	1.5000
Total Parcels:	37
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	851002-074	COLONY BAY CONDOS

Comments:
total 7 acres of land valued at \$44000 24p25 tls (unable to value as site)

Neighborhood Factor:	1.4500
Total Parcels:	41
Res Avg Lot Size:	1.0000
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	44000.00	44000.00	44000.00	44000.00	44000.00	44000.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	851003-074	GLENEAGLES CONDO

Comments:

Neighborhood Factor:	1.0100
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	851006-074	MIDTOWN CROSSING CONDO

Comments:
Land sq ft from \$30 to \$60 to reach 20% for 24 pay 25 tls

Neighborhood Factor:	1.7900
Total Parcels:	105
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	60.00	60.00	60.00	60.00	60.00	60.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	851008-074	PARK PLACE AT CENTLIVRE HPR

Comments:	Neighborhood Factor:	1.0000
	Total Parcels:	176
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00
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						

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WAYNE TOWNSHIP

Township

WAYNE TOWNSHIP

District

074 FT WAYNE WAYNE (91-95)

Neighborhood Number

851009-074

Neighborhood Name

WINTERSET SQUARE HPR & NORTH

Comments:

Neighborhood Factor: 0.8500

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	851010-074	WOODHURST CONDOMINIUM HPR

Comments:
Changed from front foot to sqft. eas

Neighborhood Factor:	1.5200
Total Parcels:	73
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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				0.45	0.45	0.45
Residential Homesite	All	Acreage	10800.00	10800.00	10800.00	10800.00	10800.00	10800.00
Residential Excess	All	Square Foot				0.09	0.09	0.09
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	851011-074	SPRINGMILL WOODS

Comments:	Neighborhood Factor:	1.6100
	Total Parcels:	73
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	851012-074	AWB CONDOMINIUMS

Comments:
Local number 91-7009

Neighborhood Factor:	2.1800
Total Parcels:	29
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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	20.00	20.00	20.00	20.00	20.00	20.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	851013-074	NIGHTS OF BROADWAY

Comments:

Neighborhood Factor:	0.8900
Total Parcels:	1
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

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

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	851014-074	CITYSCAPE FLATS

Comments:

Neighborhood Factor:	1.6800
Total Parcels:	17
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	851015-074	WASHINGTON CONDOMINIUMS

Comments:

Neighborhood Factor:	1.1600
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	41
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	475.00	475.00	475.00	475.00	475.00	475.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	851016-074	5 TWENTY DOWNTOWN CONDOMINIUMS

Comments:

Neighborhood Factor:	0.8200
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	165.00	165.00	165.00	165.00	165.00	165.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	851017-074	URBANA CONDOMINIUMS

Comments:

Neighborhood Factor:	1.0100
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot				1.00	1.00	1.00
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	851018-074	UNION/WAYNE CONDOMINIUMS

Comments:

Neighborhood Factor:	1.1900
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	41
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	41
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	475.00	475.00	475.00	475.00	475.00	475.00
Residential Homesite	All	Square Foot				1.00	1.00	1.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

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ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	853001-041	WOODFIELD SUB

Comments:
25p26 Per land to building study, changed land from 350 FF to 700 FF. Median was 10.26%, now 19.71%. Land last done in 2015. LIM

Neighborhood Factor:	1.3500
Total Parcels:	64
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	68
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	68
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	365.00	365.00	365.00	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	365.00	365.00	365.00	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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	854001-041	TURNPOINTE WOODS

Comments:
25p26 Per land to building study, changed land from 25000 per site to 42000. Median was 13.57%, now 22.79%. Land last done in 2007 or earlier.
LIM

Neighborhood Factor:	1.0400
Total Parcels:	28
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.5300
Total Parcels:	56
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot	385.00	385.00	385.00	385.00	385.00	385.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	460.00	460.00	460.00	460.00	460.00	460.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

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

Neighborhood Factor:	1.4900
Total Parcels:	88
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	130

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	600.00	600.00	600.00	600.00	600.00	600.00
Residential Homesite	All	Square Foot						
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						

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	087 EEL RIVER HUNTERTOWN (46)	872501-087	PRESERVES OF CARROLL CREEK SEC II PHASE 1

Comments:
Updated base rate and influences for 14p15. JH

Neighborhood Factor:	1.4900
Total Parcels:	33
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	230
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	230

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	520.00	520.00	520.00	520.00	520.00	520.00
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						

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EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	087 EEL RIVER HUNTERTOWN (46)	872502-087	PERSERVES OF CARROL CREEK SEC II PHASE 2

Comments:

Neighborhood Factor:	1.4900
Total Parcels:	42
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.55	2.55	2.55	2.55	2.55	2.55
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						

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EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	087 EEL RIVER HUNTERTOWN (46)	872503-087	PRESERVES OF CARROLL CREEK WEST SEC I-III

Comments:
Changed site rate from \$46,500 to \$49,900 (new section) 12.10.19 GM

Neighborhood Factor:	1.4900
Total Parcels:	117
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	087 EEL RIVER HUNTERTOWN (46)	872504-087	MAJESTIC POINTE SEC I-III

Comments:
23p24 Changed from site to sqft when adding Sec II and checked land values to make sure the increase isn't too high. LIM
23p24 Added Majestic Pointe Sec II. LIM
25p26 Added Majestic Pointe Sec III. Increased land values to 3.30 based on new lot values. LIM

Neighborhood Factor:	1.3700
Total Parcels:	96
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	3.20	3.20	3.20	3.30	3.30	3.30
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	087 EEL RIVER HUNTERTOWN (46)	872505-087	CARROLL CREEK VILLAS

Comments:
22p23 new sub - JAB

Neighborhood Factor:	1.6000
Total Parcels:	28
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	3.35	3.35	3.35	3.35	3.35	3.35
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						

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	087 EEL RIVER HUNTERTOWN (46)	872506-087	FARMSTEAD AT CARROLL CREEK

Comments:
24p25 New sub. Added influences in 25p26 when lots were bought by DR Horton and building started. LIM

Neighborhood Factor:	1.3700
Total Parcels:	62
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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				3.15	3.15	3.15
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	087 EEL RIVER HUNTERTOWN (46)	872507-087	SILVERSTONE

Comments:
24p25 New sub, added influences. LIM

Neighborhood Factor:	1.3700
Total Parcels:	101
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

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

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	087 EEL RIVER HUNTERTOWN (46)	872508-087	SILVERSTONE ESTATES

Comments:
24p25 New Neighborhood, added influences. LIM

Neighborhood Factor:	1.3700
Total Parcels:	64
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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	3.85	3.85	3.85	3.85	3.85	3.85
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	087 EEL RIVER HUNTERTOWN (46)	872601-087	LAKES AT BROAD ACRES SEC I

Comments:
Combined with the Grasslands at Broad Acres and Ranch at Broad Acres to form Broad Acres. 872603-087. LIM
24p25 New Sub. LIM

Neighborhood Factor:	1.3700
Total Parcels:	0
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	087 EEL RIVER HUNTERTOWN (46)	872602-087	GRASSLANDS AT BROAD ACRES

Comments:
 Combined with the Lakes at Broad Acres and Ranch at Broad Acres to form Broad Acres. 872603-087. LIM
 25p26 Added influences. LIM
 24p25 New Sub. LIM

Neighborhood Factor:	1.3700
Total Parcels:	0
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	087 EEL RIVER HUNTERTOWN (46)	872603-087	BROAD ACRES

Comments:
25p26 New Neighborhood. Combined Lakes at Broad Acres and Grasslands at Broad Acres to this neighborhood, they have the same base rate and influences. LIM

Neighborhood Factor:	1.3700
Total Parcels:	273
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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				4.35	4.35	4.35
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						

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	044 EEL RIVER (14)	90100-044	EEL RIVER RURAL 044

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	044 EEL RIVER (14)	90101-044	US 33 INDUSTRIAL

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	044 EEL RIVER (14)	90102-044	NORTHWEST ALLEN CO SCHOOLS

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

EEL RIVER TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
EEL RIVER TOWNSHIP	087 EEL RIVER HUNTERTOWN (46)	90104-087	HUNTERTOWN 087

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	90200-057	PERRY RURAL NORTH 057

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	121
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	90200-058	PERRY RURAL NORTH 058

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	22
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	90201-057	PERRY RURAL SOUTH 057

Comments:	Neighborhood Factor:	1.0000
	Total Parcels:	179
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	90201-058	PERRY RURAL SOUTH 058

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	15
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	90201-091	PERRY RURAL SOUTH 091

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	98
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	90204-057	HUNTERTOWN 057

Comments:	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	058 HUNTERTOWN (42)	90204-058	HUNTERTOWN 058

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	226
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	90205-091	NORTHBROOK VILLAGE 091

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	21
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	90206-091	KROGER COLDWATER 091

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	90207-091	BP CENTER DUPONT 091

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	7
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	90208-057	PARKVIEW DUPONT 057

Comments:	Neighborhood Factor:	1.0000
	Total Parcels:	69
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	091 FORT WAYNE PERRY (48)	90208-091	PARKVIEW DUPONT 091

Comments:

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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PERRY TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PERRY TOWNSHIP	057 PERRY (24)	90209-057	LEO CROSSING 057

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	90300-042	CEDAR CREEK RURAL 042

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	127
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	90300-082	CEDAR CREEK RURAL 082

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	39
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	082 LEO CEDARVILLE (43)	90304-082	LEO / CEDARVILLE 082

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	149
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	90305-042	GRABILL 042

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	14
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	043 GRABILL (40)	90305-043	GRABILL 043

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	142
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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CEDAR CREEK TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
CEDAR CREEK TOWNSHIP	042 CEDAR CREEK (13)	90306-042	LEO CROSSING 042

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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SPRINGFIELD TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
SPRINGFIELD TOWNSHIP	062 SPRINGFIELD (27)	90400-062	SPRINGFIELD RURAL 062

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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SPRINGFIELD TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
SPRINGFIELD TOWNSHIP	062 SPRINGFIELD (27)	90404-062	HARLAN 062

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	83
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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SCIPIO TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
SCIPIO TOWNSHIP	061 SCIPIO (26)	90500-061	SCIPIO RURAL 061

Comments:

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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LAKE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAKE TOWNSHIP	049 LAKE (18)	90600-049	LAKE RURAL 049

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WASHINGTON TOWNSHIP	065 WASHINGTON (29)	90700-065	WASHINGTON RURAL 065

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WASHINGTON TOWNSHIP	066 WASHINGTON PTC (87)	90700-066	WASHINGTON RURAL 066

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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WASHINGTON TOWNSHIP

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

Comments:

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

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

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	71
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

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

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	84
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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WASHINGTON TOWNSHIP

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

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	73
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

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

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	39
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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WASHINGTON TOWNSHIP

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

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	79
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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WASHINGTON TOWNSHIP

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

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	143
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

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

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	7
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

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

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	21
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

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

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	92
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

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

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	134
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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WASHINGTON TOWNSHIP

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

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	45
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

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

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	149
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

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

Comments:

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

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

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	101
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

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

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	101
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

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

Comments:

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

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

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	90
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

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

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WASHINGTON TOWNSHIP

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

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:	Neighborhood Factor:	1.0000
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	14
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	79
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	90806-072	ST JOE / FT WAYNE - OLDER 072

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	635
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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ST. JOSEPH TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	90807-072	ST JOE / FT WAYNE - NEWER 072

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	372
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	60
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ST. JOSEPH TOWNSHIP

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

Comments:	Neighborhood Factor:	1.0000
	Total Parcels:	107
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

MILAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MILAN TOWNSHIP	054 MILAN (22)	90900-054	MILAN RURAL 054

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	150
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

MILAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MILAN TOWNSHIP	097 FORT WAYNE MILAN (00)	90900-097	MILAN RURAL 097

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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MILAN TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MILAN TOWNSHIP	054 MILAN (22)	90904-054	BF GOODRICH 054

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

MAUMEE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MAUMEE TOWNSHIP	052 MAUMEE (21)	91000-052	MAUMEE RURAL 052

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

MAUMEE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MAUMEE TOWNSHIP	052 MAUMEE (21)	91004-052	WOODBURN 052

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

MAUMEE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MAUMEE TOWNSHIP	053 WOODBURN (55)	91004-053	WOODBURN 053

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	96
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	91100-038	ABOITE RURAL 038

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	62
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	91100-075	ABOITE RURAL 075

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	142
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	91101-038	ABOITE RURAL SOUTH 038

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						
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Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	91104-075	ILLINOIS EAST 075

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	69
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	91105-038	LINCOLN INDUSTRIAL 038

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	158
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	91106-038	ILLINOIS RD WEST 038

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	62
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	91107-038	ILLINOIS / SCOTT RD 038

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	15
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	91107-075	ILLINOIS / SCOTT RD 075

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	91108-038	COVENTRY 038

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	22
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	91108-075	COVENTRY 075

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	91109-075	LUTHERAN HOSPITAL 075

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	371
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	038 ABOITE (11)	91110-038	WEST JEFFERSON BLVD 038

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ABOITE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ABOITE TOWNSHIP	075 FORT WAYNE ABOITE (59)	91110-075	WEST JEFFERSON BLVD 075

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	82
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	91204-074	NORTH HIGHLANDS 074

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	833
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	91205-074	NE WAYNE 074

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	245
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	068 WAYNE PTC (30)	91206-068	LINCOLN INDUSTRIAL 068

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	39
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	91206-074	INDIANA TECH 074

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	739
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	068 WAYNE PTC (30)	91207-068	LINDENWOOD 068

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	91207-074	LINDENWOOD 074

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	28
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	076 FT WAYNE WAYNE F DIST (96)	91207-076	LINDENWOOD 076

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	068 WAYNE PTC (30)	91208-068	ILLINOIS WEST 068

Comments:

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	91208-074	ILLINOIS WEST 074

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	217
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	076 FT WAYNE WAYNE F DIST (96)	91208-076	ILLINOIS WEST 076

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	91209-074	JEFFERSON POINTE 074

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	076 FT WAYNE WAYNE F DIST (96)	91209-076	JEFFERSON POINTE 076

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	91211-074	DOWNTOWN 074

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	774
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	91212-074	TIME CORNERS 074

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	076 FT WAYNE WAYNE F DIST (96)	91212-076	TIME CORNERS 076

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	91214-074	SW WAYNE 074

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	413
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	91215-074	SE WAYNE 074

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	906
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	067 WAYNE (31)	91216-067	QUARRIES / LWR HUNTINGTON 067

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	63
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	068 WAYNE PTC (30)	91216-068	QUARRIES / LWR HUNTINGTON 068

Comments:

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	91216-074	QUARRIES / LWR HUNTINGTON 074

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	63
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	076 FT WAYNE WAYNE F DIST (96)	91216-076	QUARRIES / LWR HUNTINGTON 076

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	068 WAYNE PTC (30)	91217-068	ENGLE INDUSTRIAL 068

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	8
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	91217-074	ENGLE INDUSTRIAL 074

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	145
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	076 FT WAYNE WAYNE F DIST (96)	91217-076	ENGLE INDUSTRIAL 076

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	068 WAYNE PTC (30)	91218-068	WAYNE DALE 068

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	21
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	91218-074	WAYNE DALE 074

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	452
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	91219-074	DECATUR/TILLMAN 074

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	327
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	91220-074	SOUTHGATE 074

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	112
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	91222-074	AIRPORT EXPRESSWAY 074

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	67
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	076 FT WAYNE WAYNE F DIST (96)	91222-076	AIRPORT EXPRESSWAY 076

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	068 WAYNE PTC (30)	91223-068	SOUTHTOWN 068

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	91223-074	SOUTHTOWN 074

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	55
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	076 FT WAYNE WAYNE F DIST (96)	91223-076	SOUTHTOWN 076

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	068 WAYNE PTC (30)	91224-068	RECREATION WEST 068

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	7
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	074 FT WAYNE WAYNE (91-95)	91224-074	RECREATION WEST 074

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	28
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

WAYNE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
WAYNE TOWNSHIP	076 FT WAYNE WAYNE F DIST (96)	91224-076	RECREATION WEST 076

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	039 ADAMS (12)	91300-039	ADAMS RURAL 039

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	040 ADAMS PTC (67)	91300-040	ADAMS RURAL 040

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	91300-041	ADAMS RURAL 041

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	120
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	069 FORT WAYNE ADAMS FWCS (60)	91300-069	ADAMS RURAL 069

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	91300-070	ADAMS RURAL 070

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	077 FT WAYNE ADAMS PARK NH EACS (64)	91300-077	ADAMS RURAL 077

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	069 FORT WAYNE ADAMS FWCS (60)	91301-069	ADAMS RURAL SE 069

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	21
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	91301-070	ADAMS RURAL SE 070

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	174
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	91304-070	HOBSON / LAKE 070

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	91305-070	COLISEUM / LAKE 070

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	73
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	077 FT WAYNE ADAMS PARK NH EACS (64)	91305-077	COLISEUM / LAKE 077

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	21
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	039 ADAMS (12)	91307-039	CLOVERLEAF COLISEUM MEYER 039

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	040 ADAMS PTC (67)	91307-040	CLOVERLEAF COLISEUM MEYER 040
Comments:			Neighborhood Factor: 1.0000 Total Parcels: 19 Res Avg Lot Size: 0.0000 Res Avg Lot Width: 0 Res Avg Lot Depth: 0 C/I Avg Lot Size: 0.0000 C/I Avg Lot Width: 0 C/I Avg Lot Depth: 0

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	91307-041	CLOVERLEAF COLISEUM MEYER 041
Comments:			Neighborhood Factor: 1.0000 Total Parcels: 64 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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	069 FORT WAYNE ADAMS FWCS (60)	91307-069	CLOVERLEAF COLISEUM MEYER 069
Comments:			Neighborhood Factor: 1.0000 Total Parcels: 8 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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	91307-070	CLOVERLEAF COLISEUM MEYER 070

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	41
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

Township

ADAMS TOWNSHIP

District

077 FT WAYNE ADAMS PARK NH EACS (64)

Neighborhood Number

91307-077

Neighborhood Name

CLOVERLEAF COLISEUM MEYER 077

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	122
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	040 ADAMS PTC (67)	91308-040	NELSON RD 040

Comments:

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	91308-041	NELSON RD 041

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	206
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	91308-070	NELSON RD 070

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	91309-041	NH MAIN / BROADWAY 041

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	63
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	91310-041	LINCOLN HWY 041

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	315
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	91311-041	WAYNE HAVEN IND PK ADAMS CTR 041

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	71
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

Township

ADAMS TOWNSHIP

District

077 FT WAYNE ADAMS PARK NH EACS (64)

Neighborhood Number

91311-077

Neighborhood Name

WAYNE HAVEN IND PK ADAMS CTR 077

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	041 NEW HAVEN ADAMS FWPTC (50)	91312-041	ISABELLE / MINNICH 041

Comments:

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	070 FORT WAYNE ADAMS EACS (65)	91313-070	SOUTHTOWN 070

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

ADAMS TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
ADAMS TOWNSHIP	077 FT WAYNE ADAMS PARK NH EACS (64)	91313-077	SOUTHTOWN 077

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

JEFFERSON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
JEFFERSON TOWNSHIP	046 JEFFERSON (16)	91400-046	JEFFERSON RURAL 046

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

JEFFERSON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
JEFFERSON TOWNSHIP	046 JEFFERSON (16)	91404-046	NELSON RD 046

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

JEFFERSON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
JEFFERSON TOWNSHIP	047 NEW HAVEN JEFFERSON FW (52)	91404-047	NELSON RD 047

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	14
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

JEFFERSON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
JEFFERSON TOWNSHIP	047 NEW HAVEN JEFFERSON FW (52)	91405-047	LINCOLN HWY 047

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	18
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

JEFFERSON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
JEFFERSON TOWNSHIP	047 NEW HAVEN JEFFERSON FW (52)	91406-047	DECLARATION / 469 INDUSTRIAL 047
Comments:			Neighborhood Factor: 1.0000
			Total Parcels: 65
			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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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JEFFERSON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
JEFFERSON TOWNSHIP	046 JEFFERSON (16)	91407-046	ISABELLE / MINNICH 046

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

JEFFERSON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
JEFFERSON TOWNSHIP	047 NEW HAVEN JEFFERSON FW (52)	91407-047	ISABELLE / MINNICH 047

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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JACKSON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
JACKSON TOWNSHIP	045 JACKSON (15)	91500-045	JACKSON RURAL 045

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	21
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	91600-048	LAFAYETTE RURAL 048

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	50
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	91604-048	SURROUNDING GM 048

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	048 LAFAYETTE (17)	91605-048	GENERAL MOTORS 048

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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LAFAYETTE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
LAFAYETTE TOWNSHIP	079 ZANESVILLE (44)	91606-079	ZANESVILLE 079

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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PLEASANT TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PLEASANT TOWNSHIP	059 PLEASANT (25)	91700-059	PLEASANT RURAL 059

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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PLEASANT TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PLEASANT TOWNSHIP	060 PLEASANT PTC (47)	91700-060	PLEASANT RURAL 060

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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PLEASANT TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PLEASANT TOWNSHIP	059 PLEASANT (25)	91704-059	AIRPORT INDUSTRIAL 059

Comments:

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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PLEASANT TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PLEASANT TOWNSHIP	060 PLEASANT PTC (47)	91704-060	AIRPORT INDUSTRIAL 060

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	17
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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PLEASANT TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PLEASANT TOWNSHIP	071 FORT WAYNE PLEASANT (70)	91704-071	AIRPORT INDUSTRIAL 071

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	149
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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PLEASANT TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PLEASANT TOWNSHIP	080 FT WAYNE PLEASANT FIRE (71)	91704-080	AIRPORT INDUSTRIAL 080

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	0
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

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PLEASANT TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PLEASANT TOWNSHIP	059 PLEASANT (25)	91705-059	YODER 059

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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PLEASANT TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
PLEASANT TOWNSHIP	059 PLEASANT (25)	91706-059	BLUFFTON /469 INDUSTRIAL 059

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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MARION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MARION TOWNSHIP	051 MARION (20)	91800-051	MARION RURAL 051

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	64
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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MARION TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MARION TOWNSHIP	051 MARION (20)	91804-051	HOAGLAND 051

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

MADISON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MADISON TOWNSHIP	050 MADISON (19)	91900-050	MADISON RURAL 050

Comments:	Neighborhood Factor:	1.0000
	Total Parcels:	30
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

MADISON TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MADISON TOWNSHIP	050 MADISON (19)	91904-050	HOAGLAND 050

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

2025 Allen County Land Order

MONROE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MONROE TOWNSHIP	055 MONROE (23)	92000-055	MONROE RURAL 055

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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						

2025 Allen County Land Order

MONROE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MONROE TOWNSHIP	056 MONROEVILLE (45)	92004-056	MONROEVILLE 056

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	133
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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate</u> <u>Low</u>	<u>Prior Rate</u> <u>High</u>	<u>Prior Rate</u> <u>Standard</u>	<u>Current Rate</u> <u>Low</u>	<u>Current Rate</u> <u>High</u>	<u>Current Rate</u> <u>Standard</u>
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						

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MONROE TOWNSHIP

<u>Township</u>	<u>District</u>	<u>Neighborhood Number</u>	<u>Neighborhood Name</u>
MONROE TOWNSHIP	100 MONROE ANNEX	92005-100	MONROE ANNEX 100

Comments:	Neighborhood Factor:	1.0000
	Total Parcels:	0
	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

<u>Land Type</u>	<u>Classification</u>	<u>Pricing Method</u>	<u>Prior Rate Low</u>	<u>Prior Rate High</u>	<u>Prior Rate Standard</u>	<u>Current Rate Low</u>	<u>Current Rate High</u>	<u>Current Rate Standard</u>
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						