

# 2025 xxx County Land Order

## WASHINGTON TOWNSHIP

|                     |                              |                            |  |
|---------------------|------------------------------|----------------------------|--|
| <b>Township</b>     | <b>District</b>              | <b>Neighborhood Number</b> | <b>Neighborhood Name</b>                               |
| 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 Low</u> | <u>Prior Rate High</u> | <u>Prior 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                     | 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               |                       |                        |                            |                         |                          |                              |

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|---------------------|------------------------------|----------------------------|--------------------------|
| <b>Township</b>     | <b>District</b>              | <b>Neighborhood Number</b> | <b>Neighborhood Name</b> |
| 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: | 2.0900 |
| 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               |                       |                        |                            |                         |                          |                              |

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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) | 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               |                       |                        |                            |                         |                          |                              |

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| <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: | 2.1800 |
| 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               |                       |                        |                            |                         |                          |                              |

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|                     |                              |                            |                               |
|---------------------|------------------------------|----------------------------|-------------------------------|
| <b>Township</b>     | <b>District</b>              | <b>Neighborhood Number</b> | <b>Neighborhood Name</b>      |
| 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: | 2.1800 |
| 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 xxx 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: | 1.6900 |
| 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               |                       |                        |                            |                         |                          |                              |