

**General Information**

**Parcel Number**  
02-07-16-126-001.000-073

**Local Parcel Number**  
80-0016-0036

**Tax ID:**

**Routing Number**  
- - -

**Property Class 455**  
Commercial Garage

**Ownership**

Summit City Real Estate LLC  
7311 Venture Ln  
Fort Wayne, IN 46818

**Legal**

Frl N 1315.28' E 1/2 NW 1/4 Sec 16 lying S of Cook Rd R/W Ex Tracts

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/14/2017	Summit City Real Estat	2017018963	CW	/	\$0	I
11/22/2016	SCRE Exchange LLC	2016062724	CW	/	\$225,000	V
01/04/2000	Thoma Development C	0	WD	99/15461	\$0	I
11/14/1997	THOMA DEVELOPME	0	WD	97-/11437	\$0	I
08/01/1988	BRAND ORLIE & KAT	0	WD	W-/5812	\$0	I
01/01/1900	AUTOMATION ENGIN		WD	/	\$0	I

**Notes**

10/9/2017 DBA: GEIGER EXCAVATING



**Commercial**

Year: 2018

**Location Information**

**County**  
Allen

**Township**  
WASHINGTON TOWNSHIP

**District 073 (Local 080)**  
073 FT WAYNE WASHINGTON (80)

**School Corp 0235**  
FORT WAYNE COMMUNITY

**Neighborhood 90710-073**  
Focus / Summit 073

**Section/Plat**  
0016

**Location Address (1)**  
7311 VENTURE LN  
FORT WAYNE, IN 46818

**Valuation Records (Work In Progress values are not certified values and are subject to change)**

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)
2018	WIP	02/09/2018	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$221,900	\$0	\$0	\$221,900	\$873,200	\$0	\$0	\$873,200	\$1,095,100	\$0	\$0	\$1,095,100
2018	AA	03/20/2018	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$221,900	\$0	\$0	\$221,900	\$873,200	\$0	\$0	\$873,200	\$1,095,100	\$0	\$0	\$1,095,100
2017	AA	03/18/2017	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$221,900	\$0	\$0	\$221,900	\$0	\$0	\$0	\$0	\$221,900	\$0	\$0	\$221,900
2016	AA	03/23/2016	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$53,600	\$0	\$0	\$53,600	\$0	\$0	\$0	\$0	\$53,600	\$0	\$0	\$53,600
2015	AA	05/20/2015	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$53,600	\$0	\$0	\$53,600	\$0	\$0	\$0	\$0	\$53,600	\$0	\$0	\$53,600
2014	AA	05/16/2014	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$53,600	\$0	\$0	\$53,600	\$0	\$0	\$0	\$0	\$53,600	\$0	\$0	\$53,600

**Land Data (Standard Depth: Res 120', Cl 120')**

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
11	OA		0	7.6500	1.00	\$29,000	\$29,000	\$221,850	0%	0%	1.0000	\$221,850

**Zoning**

**Subdivision**

**Lot**

**Market Model**  
C&I | Auto Garage | Industrial | Clas

**Characteristics**

**Topography** Level

**Flood Hazard**

**Public Utilities** All

**ERA**

**Streets or Roads** Paved

**TIF**

**Neighborhood Life Cycle Stage**  
Other

**Land Computations**

Calculated Acreage	7.65
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	7.65
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	7.65
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$221,900
<b>Total Value</b>	<b>\$221,900</b>

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	Commercial Garage
<b>Description</b>	C/I Building	<b>Pre. Framing</b>	Fire Resistant
<b>Story Height</b>	1	<b>Pre. Finish</b>	Unfinished
<b>Type</b>	N/A	<b># of Units</b>	0

<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
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<b>Wall Type</b>	1(550')
<b>Heating</b>	12500 sqft
<b>A/C</b>	5000 sqft
<b>Sprinkler</b>	

**Plumbing RES/CI**

	#	TF	#	TF
<b>Full Bath</b>	0		0	
<b>Half Bath</b>	0		0	
<b>Kitchen Sinks</b>	0		0	
<b>Water Heaters</b>	0		0	
<b>Add Fixtures</b>	0	9	9	9
<b>Total</b>	0	0	9	9

**Roofing**

<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

**GCK Adjustments**

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

**Exterior Features**

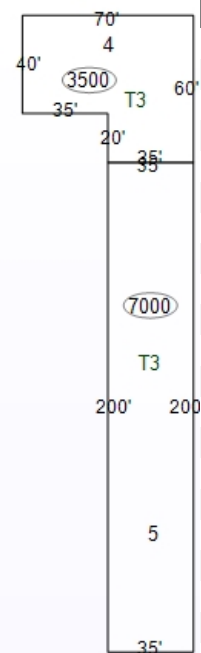
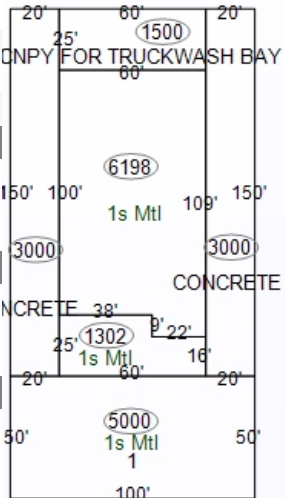
Description	Area	Value

**Special Features**

Description	Value
Can, IT 1500sqft	\$21,690

**Other Plumbing**

Description	Value



**Floor/Use Computations**

	GCI	GCI	GCI
<b>Pricing Key</b>	COMGAR	LUTLSTOR	INDOFF
<b>Use</b>	6198 sqft	1302 sqft	5000 sqft
<b>Use Area</b>	0 sqft	0 sqft	0 sqft
<b>Area Not in Use</b>	49.6%	10.4%	40.0%
<b>Use %</b>	550'	550'	550'
<b>Eff Perimeter</b>	4	4	4
<b>PAR</b>	0 / N	0 / N	0 / N
<b># of Units / AC</b>			
<b>Avg Unit sz dpth</b>	1	1	1
<b>Floor</b>	20'	20'	16'
<b>Wall Height</b>	<b>\$47.01</b>	<b>\$38.45</b>	<b>\$73.23</b>
<b>Base Rate</b>	\$0.00	\$0.00	\$0.00
<b>Frame Adj</b>	\$3.00	\$3.00	\$4.44
<b>Wall Height Adj</b>	\$0.00	\$0.00	\$0.00
<b>Dock Floor</b>	\$0.00	\$0.00	\$0.00
<b>Roof Deck</b>	\$0.00	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$50.01</b>	<b>\$41.45</b>	<b>\$77.67</b>
<b>BPA Factor</b>	1.00	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$50.01</b>	<b>\$41.45</b>	<b>\$77.67</b>
<b>Interior Finish</b>	\$0.00	\$0.00	\$0.00
<b>Partitions</b>	\$0.00	\$0.00	\$0.00
<b>Heating</b>	\$0.00	\$0.00	\$0.00
<b>A/C</b>	\$0.00	\$0.00	\$0.00
<b>Sprinkler</b>	\$0.00	\$0.00	\$0.00
<b>Lighting</b>	\$0.00	\$0.00	\$0.00
<b>Unit Finish/SR</b>	\$0.00	\$0.00	\$0.00
<b>GCK Adj.</b>	\$0.00	\$0.00	\$0.00
<b>S.F. Price</b>	<b>\$50.01</b>	<b>\$41.45</b>	<b>\$77.67</b>
<b>Sub-Total</b>	\$0.00	\$0.00	\$0.00
<b>Unit Cost</b>	\$0.00	\$0.00	\$0.00
<b>Elevated Floor</b>	\$0.00	\$0.00	\$0.00
<b>Total (Use)</b>	<b>\$309,962</b>	<b>\$53,968</b>	<b>\$388,350</b>

**Building Computations**

Description	Value	Description	Value
<b>Sub-Total (all floors)</b>	<b>\$752,280</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$788,370</b>
Plumbing	\$14,400	Quality (Grade)	\$788,371
Other Plumbing	\$0	Location Multiplier	0.95
Special Features	\$21,690	<b>Repl. Cost New</b>	<b>\$748,951</b>
Exterior Features	\$0		

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: C/I Building	0%	1	Metal	C	2017	2017	1	A	0.95			12,500 sqft	\$748,951	4%	\$718,990	0%	100%	1.00	1.0000	\$719,000
2: Paving	0%	1	Concrete	C	2017	2017	1	A	\$3.51	0.95	\$3.51	27,200 sqft	\$90,698	8%	\$83,440	0%	100%	1.00	1.0000	\$83,400
3: Fencing	0%	1	Iron	C	2017	2017	1	A	\$87.42	0.95	\$90.72	56' x 6'	\$8,523	8%	\$7,840	0%	100%	1.00	1.0000	\$7,800
4: Barn, Pole (T3) 02	0%	1	T3AWI	C	2017	2017	1	A	\$12.84	0.95	\$9.78	0' x 0' x 16'	\$32,515	5%	\$30,890	0%	100%	1.00	1.0000	\$30,900
5: Barn, Pole (T3)	0%	1	T31SO	C	2017	2017	1	A	\$8.39	0.95	\$5.09	-200' x 35' x 19'	\$33,828	5%	\$32,140	0%	100%	1.00	1.0000	\$32,100