

02-07-34-204-005.000-073

General Information

Parcel Number  
02-07-34-204-005.000-073

Local Parcel Number  
80-3313-0082

Tax ID:

Routing Number  
- - -

Property Class 455  
Commercial Garage

Year: 2025

Location Information

County  
Allen

Township  
WASHINGTON TOWNSHIP

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

School Corp 0235  
FORT WAYNE COMMUNITY

Neighborhood 90744-073  
GATEWAY / GOSHEN RD 073

Section/Plat  
0343112

Location Address (1)  
1327 GOSHEN AVE  
FORT WAYNE, IN 46808

Zoning

Subdivision

Lot

Market Model  
C&I | Auto Garage | Commercial | CI

Characteristics

Topography Flood Hazard  
Level ☐

Public Utilities ERA  
All ☐

Streets or Roads TIF  
Paved ☐

Neighborhood Life Cycle Stage  
Other

Printed Tuesday, April 15, 2025  
Review Group 2024

MCCOLLISTER JAMES F

Ownership

MCCOLLISTER JAMES F  
18325 AMSTUTZ RD  
LEO, IN 46765-9799

Legal

Lincoln Park Add Lots 81 & 82 Ex Hwy



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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
12/31/2024	As Of Date	03/26/2025	03/22/2024	04/07/2023	03/21/2022	03/10/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$24,700	Land	\$24,700	\$11,500	\$11,500	\$11,500	\$11,500
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$24,700	Land Non Res (3)	\$24,700	\$11,500	\$11,500	\$11,500	\$11,500
\$25,300	Improvement	\$25,300	\$18,600	\$18,800	\$19,100	\$18,400
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$25,300	Imp Non Res (3)	\$25,300	\$18,600	\$18,800	\$19,100	\$18,400
\$50,000	Total	\$50,000	\$30,100	\$30,300	\$30,600	\$29,900
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$50,000	Total Non Res (3)	\$50,000	\$30,100	\$30,300	\$30,600	\$29,900

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
11	OS		0	12371	1.00	\$2	\$2	\$24,742	0%	1.0000	0.00	0.00	100.00	\$24,740

GATEWAY / GOSHEN RD 0 1/2

Notes

Land Computations

Calculated Acreage	0.28
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
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	0.00
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	\$24,700
Total Value	\$24,700

