

02-12-02-127-035.000-074

General Information

Parcel Number
02-12-02-127-035.000-074

Local Parcel Number
92-3261-0004

Tax ID:

Routing Number
- - -

Property Class 599
Other Residential Structures

Year: 2025

Location Information

County
Allen

Township
WAYNE TOWNSHIP

District 074 (Local 091)
074 FT WAYNE WAYNE (91-95)

School Corp 0235
FORT WAYNE COMMUNITY

Neighborhood 271513-074
FARNANS OWEN ADDITION

Section/Plat
0023012

Location Address (1)
420 W 4th ST
FORT WAYNE, IN 46808

Zoning

Subdivision

Lot

Market Model
RES | WAY 271337 1513 w eff yr 1

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage
Other

Printed Wednesday, April 16, 2025

Review Group 2025

GNG Construction LP

Ownership

GNG Construction LP
15805 N State Road 101
Grabill, IN 46741

Legal

Lot 4 & E 10' Lot 5 Langohrs Addition



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
03/27/2025	As Of Date	03/26/2025	03/22/2024	04/07/2023	03/21/2022	03/08/2021
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$18,000	Land	\$18,000	\$18,000	\$18,500	\$18,500	\$9,700
\$18,000	Land Res (1)	\$18,000	\$18,000	\$18,500	\$18,500	\$9,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$321,000	Improvement	\$321,000	\$206,200	\$22,500	\$20,800	\$22,100
\$0	Imp Res (1)	\$0	\$0	\$12,900	\$12,500	\$7,300
\$321,000	Imp Non Res (2)	\$321,000	\$206,200	\$9,600	\$8,300	\$14,800
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$339,000	Total	\$339,000	\$224,200	\$41,000	\$39,300	\$31,800
\$18,000	Total Res (1)	\$18,000	\$18,000	\$31,400	\$31,000	\$17,000
\$321,000	Total Non Res (2)	\$321,000	\$206,200	\$9,600	\$8,300	\$14,800
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 34' X 137', CI 34' X 137')

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
F	F		60	60x140	1.00	\$382	\$382	\$22,920	-22%	1.0000	100.00	0.00	0.00	\$17,950

420 W 4th ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/09/2024	GNG Construction LP	2024044728	QC	/		I
03/29/2023	Abundant Buildings LL	2023012952	WR	/	\$170,000	I
05/20/2021	Wahli Enterprises LLC	2021033620	CW	/	\$5,000	I
10/23/2015	Indiana Resource Net	2015054883	XD	/	\$5,500	I
09/09/2014	J & R Property Recove	2014043277	QC	/		I
12/02/2011	Indiana Resource Net	2011055543	XD	/	\$3,000	I

Res

599, Other Residential Structures

FARNANS OWEN ADDITIO 1/2

Notes

2/25/2025 Listing: 2/25/25 Apartments.com Listing- Unit 200- \$1600/month- Unit100- \$1600- Unit 201- \$1450/month- revamped and restored to modern glory. Equipped with brand new appliances, original brick walls, exposed electrical conduit, and black hardware

6/29/2022 Permit: 23p24 bld permit - DEMO TO STUDS AND TEAR OFF AND REROOF***(framing complete 6-17-22)***JCK

5/7/2014 Permit: 14p15: INSTALL (10) SQ ON DETACHED GARAGE, MISC. SOFFIT & FASCIA REPAIRS, AND MISC. EXTERIOR REPAIRS TO BOARD UP OPENINGS-per bld permit.

8/8/2012 Permit: 13p14: (420-422 4TH ST)-TEAR OFF/REROOF HOME & DETACHED GARAGE, SIDING EXTENSION ON REAR OF HOME & DETACHED GARAGE, REPLCMT WINDOWS HOME & GARAGE.INSTALL (10) SQ ON DETACHED GARAGE, MISC. SOFFIT & FASCIA REPAIRS-per permit bjz

Land Computations

Calculated Acreage	0.19
Actual Frontage	60
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	\$18,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$18,000

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General Information

Occupancy 4-6 Family
Description 4-6 Family (3556 sq ft)
Story Height 2
Style 123 4-6 Family
Finished Area 0 sqft
Make

Floor Finish

☐ Earth ☒ Tile
☒ Slab ☒ Carpet
☒ Sub & Joist ☒ Unfinished
☐ Wood ☐ Other
☐ Parquet

Wall Finish

☒ Plaster/Drywall ☒ Unfinished
☐ Paneling ☐ Other
☐ Fiberboard

Roofing

☐ Built-Up ☐ Metal ☒ Asphalt ☐ Slate ☐ Tile
☐ Wood Shingle ☐ Other

Exterior Features

Description	Area	Value
Stoop, Masonry	60	\$2,300
Stoop, Masonry	60	\$2,300
Patio, Concrete	320	\$2,400

GNG Construction LP

Plumbing

	#	TF
Full Bath	4	12
Half Bath	0	0
Kitchen Sinks	4	4
Water Heaters	4	4
Add Fixtures	3	3
Total	15	23

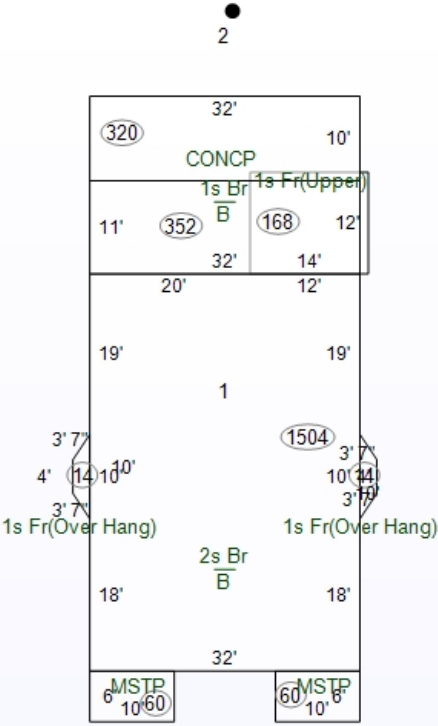
Accommodations

Bedrooms	5
Living Rooms	4
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air

420 W 4th ST



Specialty Plumbing

Description	Count	Value
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599, Other Residential Structures

FARNANS OWEN ADDITIO

2/2

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	95	1884	0	\$171,900	
2	95	1672	0	\$87,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1856	0	\$52,400	
Crawl					
Slab					

	Total Base	\$311,300
Adjustments	4 Row Type Adj. x 1.00	\$311,300
Unfin Int (-)	1:1884 2:1672	(\$96,500)
Ex Liv Units (+)	C:3	\$26,400
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	23 - 20 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

	Sub-Total, One Unit	\$243,600
	Sub-Total, 1 Units	
Exterior Features (+)	\$7,000	\$250,600
Garages (+) 0 sqft	\$0	\$250,600
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.96
Replacement Cost		\$240,576

Summary of Improvements

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: 4-6 Family (3556 sq ft)	2	5/6 Maso	C	1880	2005	20 A		0.96		5,412 sqft	\$240,576	20%	\$192,460	0%	100%	1.0000	1.610	0.00	100.00	0.00	\$309,900
2: Detached Garage (22x34)	1	Wood Fr	D	1930	1930	95 A	\$38.62	0.96	\$29.66	22'x34'	\$22,186	50%	\$11,090	0%	100%	1.0000	1.000	0.00	100.00	0.00	\$11,100