

02-12-02-364-004.000-074

General Information

Parcel Number
02-12-02-364-004.000-074

Local Parcel Number
92-3750-0163

Tax ID:

Routing Number
- - -

Property Class 401 RENTAL
4 to 19 Family Apartments

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 91211-074
DOWNTOWN 074

Section/Plat
0002

Location Address (1)
909 W WASHINGTON BLVD
FORT WAYNE, IN 46802

Zoning

Subdivision

Lot

Market Model
C&I | Apts 4-39 Units | Com Constr

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Friday, April 11, 2025

Review Group 2025

ARJ LLC

Ownership

ARJ LLC
13702 Aslan Psge
Fort Wayne, IN 46845

Legal

LOTS 163 & 164 IN ROCKHILLS 1ST AMD ADD



909 W WASHINGTON BLVD

401, 4 to 19 Family Apartments

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/31/2018	ARJ LLC	2018055658	WR	/	\$415,000	I
09/01/2009	DEUTSCH ANTHONY	2009045848	WD	/		I
01/01/1900	HUGHES KEITH E		WD	/		I

DOWNTOWN 074/91211-07 1/2

Notes

1/1/1900 Local Historic District: Allen County Assessor's Office Property Notification: This property is within a previously established City of Fort Wayne Local Historic District, and it retains its Local Historic District designation. Questions can be directed to (260) 427-2160 or visit www.cityoffortwayne.org/preservation for more information.

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
Three Value Appr	Valuation Method	Three Value Appr	Three Value Appr	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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$61,800	Land	\$61,800	\$61,800	\$22,100	\$17,700	\$17,600
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$61,800	Land Non Res (2)	\$61,800	\$61,800	\$22,100	\$17,700	\$17,600
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$311,200	Improvement	\$311,200	\$245,400	\$340,300	\$336,800	\$320,100
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$311,200	Imp Non Res (2)	\$311,200	\$245,400	\$340,300	\$336,800	\$320,100
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$373,000	Total	\$373,000	\$307,200	\$362,400	\$354,500	\$337,700
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$373,000	Total Non Res (2)	\$373,000	\$307,200	\$362,400	\$354,500	\$337,700
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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	8827	1.00	\$7	\$7	\$61,789	0%	1.0000	0.00	100.00	0.00	\$61,790

Land Computations

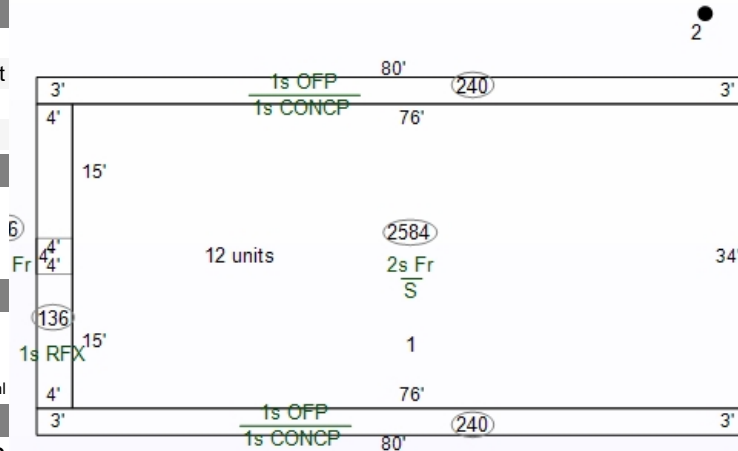
Calculated Acreage	0.20
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.20
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.20
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
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	\$61,800
CAP 3 Value	\$0
Total Value	\$61,800

General Information			
Occupancy	C/I Building	Pre. Use	Apartment
Description	C/I Building C 01	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Finished Divided
Type	N/A	# of Units	12

	SB	B	1	U
Wall Type		1: 1(150'),2(78')	U: 1(142'),2(78')	
Heating			2600 sqft	2584 sqft
A/C				
Sprinkler				

Plumbing RES/CI					Roofing		
	#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	0	0	0	0	<input type="checkbox"/> Other		
Kitchen Sinks		0		0	GCK Adjustments		
Water Heaters		0		0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	12	12	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	12	12	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value
Patio, Concrete	240	\$1,900
Porch, Open Frame	240	\$6,700
Patio, Concrete	240	\$1,900
Porch, Open Frame	240	\$6,700
Canopy, Roof Extension	136	\$1,900

[illegible]

Building Computations			
Sub-Total (all floors)	\$569,280	Garages	\$
Racquetball/Squash	\$0	Fireplaces	\$
Theater Balcony	\$0	Sub-Total (building)	\$607,580
Plumbing	\$19,200	Quality (Grade)	\$
Other Plumbing	\$0	Location Multiplier	0.90
Special Features	\$0	Repl. Cost New	\$583,270
Exterior Features	\$19,100		

Floor/Use Computations			
Pricing Key	GCR	GCM	GCR
Use	APART	UTLSTOR	APART
Use Area	2584 sqft	16 sqft	2584 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	99.4%	0.6%	100.0%
Eff Perimeter	228'	228'	220'
PAR	9	9	9
# of Units / AC	6 / Y	0	6 / Y
Avg Unit sz dpth	431	0	431
Floor	1	1	2
Wall Height	8'	8'	8'
Base Rate	\$108.64	\$96.01	\$73.79
Frame Adj	\$0.00	(\$17.44)	\$0.00
Wall Height Adj	\$0.00	(\$12.08)	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$108.64	\$66.49	\$73.79
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$108.64	\$66.49	\$73.79
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$18.73	\$0.00	\$18.73
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$127.37	\$66.49	\$92.52
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$329,132	\$1,064	\$239,084

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: C/I Building C 01	2	Wood Fr	C	1965	1993	32	A		0.96		5,184 sqft	\$583,276	47%	\$309,140	0%	100%	1.0000	1.000	0.00	100.00	0.00	\$309,100
2: Asph Paving C 01	1	Asphalt	C	1965	1965	60	A	\$2.81	0.96	\$2.70	3,950 sqft	\$10,656	80%	\$2,130	0%	100%	1.0000	1.000	0.00	100.00	0.00	\$2,100