

02-12-11-128-006.000-074

General Information

Parcel Number
02-12-11-128-006.000-074

Local Parcel Number
92-2203-0014

Tax ID:

Routing Number
- - -

Property Class 510
1 Family Dwell - Platted Lot

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 271706-074
BONDS SUB

Section/Plat
0113012

Location Address (1)
1209 BROADWAY
FORT WAYNE, IN 46802

Zoning

Subdivision

Lot

Market Model
RES | WAY 271706 271711 w/o eff

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
All

ERA
☐

Streets or Roads
Paved, Sidewalk

TIF
☐

Neighborhood Life Cycle Stage
Other

Printed Wednesday, April 16, 2025

Review Group 2025

VARBANOV BORIS G

Ownership

VARBANOV BORIS G
1209 BROADWAY
FORT WAYNE, IN 46802-3303

Legal

S 18 FT LOT 9 BONDS 1 ST ADD



1209 BROADWAY

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	VARBANOV BORIS G		WD	/		I

510, 1 Family Dwell - Platted Lot

BONDS SUB/271706-074

Notes

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	☒	☐	☒	☒	☒
\$20,100	Land	\$20,100	\$20,100	\$20,100	\$20,100	\$20,100
\$20,100	Land Res (1)	\$20,100	\$20,100	\$20,100	\$20,100	\$20,100
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$46,100	Improvement	\$46,100	\$53,300	\$54,000	\$43,400	\$35,200
\$46,100	Imp Res (1)	\$46,100	\$53,300	\$54,000	\$43,400	\$35,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$66,200	Total	\$66,200	\$73,400	\$74,100	\$63,500	\$55,300
\$66,200	Total Res (1)	\$66,200	\$73,400	\$74,100	\$63,500	\$55,300
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 32' X 136', CI 32' X 136')

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		18	18x105	0.91	\$1,225	\$1,115	\$20,070	0%	1.0000	100.00	0.00	0.00	\$20,070

Land Computations

Calculated Acreage	0.04
Actual Frontage	18
Developer Discount	☐
Parcel Acreage	0.04
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	0.04
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	\$20,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$20,100

Data Source Aerial

Collector

Appraiser 06/14/2021 kmovaa

General Information

Occupancy	Single-Family
Description	Single-Family (864 Sq
Story Height	1
Style	11 Older conventional
Finished Area	864 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
Balcony	160	\$3,200

Plumbing

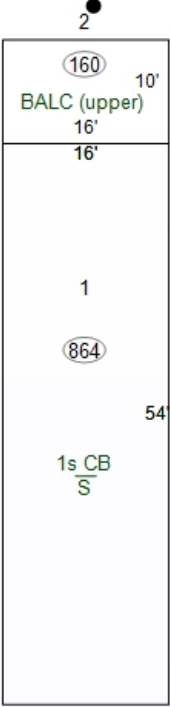
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	4	864	864	\$94,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		864	0	\$0	

Total Base \$94,800

Adjustments 1 Row Type Adj. x 1.00 \$94,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$94,800

Sub-Total, 1 Units

Exterior Features (+)	\$3,200	\$98,000
Garages (+) 0 sqft	\$0	\$98,000
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.96	
Replacement Cost	\$75,264	

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: Single-Family (864 SqFt)	1	Concrete	D	1930	1930	95 F		0.96		864 sqft	\$75,264	65%	\$26,340	0%	100%	1.0000	1.560	100.00	0.00	0.00	\$41,100
2: Detached Garage (12x30)	1	Wood Fr	D	1979	1930	95 F	\$51.44	0.96	\$39.51	12'x30'	\$14,222	65%	\$4,980	0%	100%	1.0000	1.000	100.00	0.00	0.00	\$5,000