

02-12-11-179-012.000-074

General Information

Parcel Number  
02-12-11-179-012.000-074

Local Parcel Number  
94-4027-9021

Tax ID:

Routing Number  
- - -

Property Class 420  
Small Detached Retail of Less Than

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 91215-074  
SE WAYNE 074

Section/Plat  
0011

Location Address (1)  
1936 FAIRFIELD AVE  
FORT WAYNE, IN 46802

Zoning

Subdivision

Lot

Market Model  
C&I | Retail < 10,000 | Single | Seco

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 2024

BAXTER RAYMOND & MARILYN

Ownership

Baxter Raymond & Marilyn  
3702 South Calhoun St  
Fort Wayne, IN 46807

Legal

S 29.85FT LOT 20 & ALL LOT 21 STURGIS 2ND  
ADD



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
03/14/2025	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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$11,900	Land	\$11,900	\$12,000	\$12,000	\$12,000	\$12,000
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$11,900	Land Non Res (3)	\$11,900	\$12,000	\$12,000	\$12,000	\$12,000
\$67,500	Improvement	\$67,500	\$59,700	\$60,400	\$61,700	\$58,400
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$67,500	Imp Non Res (3)	\$67,500	\$59,700	\$60,400	\$61,700	\$58,400
\$79,400	Total	\$79,400	\$71,700	\$72,400	\$73,700	\$70,400
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$79,400	Total Non Res (3)	\$79,400	\$71,700	\$72,400	\$73,700	\$70,400

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	11857	1.00	\$1	\$1	\$11,857	0%	1.0000	0.00	0.00	100.00	\$11,860

1936 FAIRFIELD AVE

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
01/01/1900	Baxter Raymond & Ma		WD		/		I

420, Small Detached Retail of Less Tha

SE WAYNE 074/91215-074

Notes

11/4/2009 DBA: Tri State Vaccum

Land Computations

Calculated Acreage	0.27
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.27
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	0.27
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	\$11,900
Total Value	\$11,900

General Information			
Occupancy	C/I Building	Pre. Use	Utility / Storage
Description	C/I Building C 01	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
Wall Type	B: 1(277")	1: 1(277")	
Heating	3386 sqft	3386 sqft	
A/C			
Sprinkler			

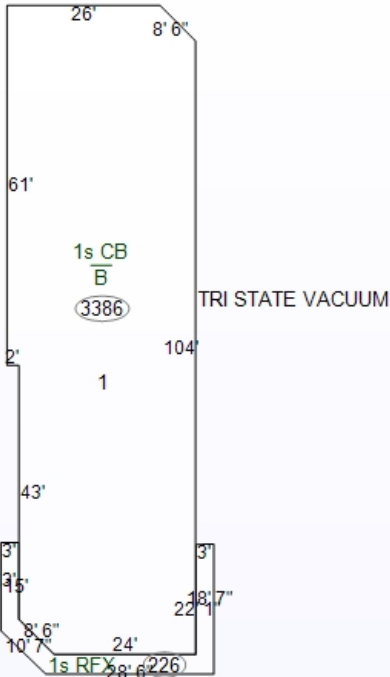
Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	0	0	0	<input type="checkbox"/> Other		
Kitchen 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	3	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	3	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value
Canopy, Roof Extension	226	\$2,900

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$403,682	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$411,382
Plumbing	\$4,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$394,927
Exterior Features	\$2,900		

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	1	Concrete	C	1945	1945	80	A		0.96		6,772 sqft	\$394,927	80%	\$78,990	20%	100%	1.0000	1.000	0.00	0.00	100.00	\$63,200
2: Paving C 01	1	Asphalt	C	1950	1950	75	F	\$2.81	0.96	\$2.70	8,000 sqft	\$21,581	80%	\$4,320	0%	100%	1.0000	1.000	0.00	0.00	100.00	\$4,300



Floor/Use Computations			
Pricing Key	GCM	GCM	GCI
Use	UTLSTOR	GENRET	SMSHOP
Use Area	3386 sqft	990 sqft	2396 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	100.0%	29.2%	70.8%
Eff Perimeter	277'	277'	277'
PAR	8	8	8
# of Units / AC	0	0	0 / N
Avg Unit sz dpth	-1	-1	
Floor	B	1	1
Wall Height	8'	10'	10'
Base Rate	\$43.62	\$131.17	\$100.64
Frame Adj	(\$10.96)	(\$12.83)	(\$15.53)
Wall Height Adj	(\$1.22)	(\$6.80)	(\$5.08)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$31.44	\$111.54	\$80.03
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$31.44	\$111.54	\$80.03
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	(\$5.00)	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$31.44	\$106.54	\$80.03
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$106,456	\$105,475	\$191,752