

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: 2024

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

Ownership

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

Legal

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



Transfer of Ownership

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

Notes

11/4/2009 DBA: Tri State Vaccum

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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows for years 2021-2024.

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

Table with 14 columns: 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.

Zoning

Subdivision

Lot

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

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Other

Printed Thursday, March 28, 2024

Review Group 2024

Data Source Aerial

Collector

Appraiser

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

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
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Wall Type	B: 1(277')	1: 1(277')
Heating	3386 sqft	3386 sqft
A/C		
Sprinkler		

Plumbing RES/CI

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

Roofing

<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

GCK Adjustments

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

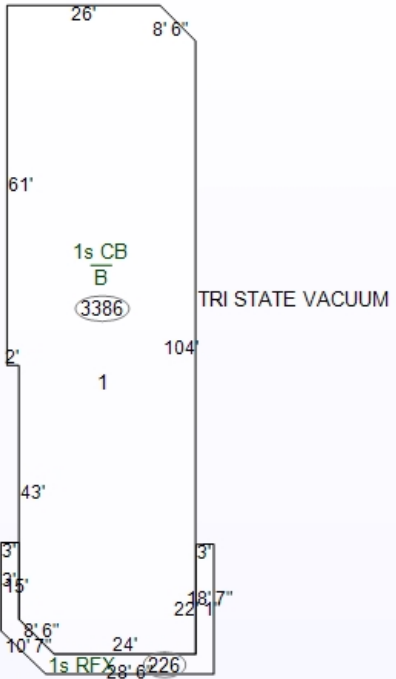
Description	Area	Value
Canopy, Roof Extension	226	\$2,200

Special Features

Description	Value

Other Plumbing

Description	Value



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	\$33.90	\$101.93	\$78.21
Frame Adj	(\$9.52)	(\$10.86)	(\$12.47)
Wall Height Adj	(\$0.92)	(\$5.24)	(\$3.92)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$23.46	\$85.83	\$61.82
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$23.46	\$85.83	\$61.82
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	\$23.46	\$80.83	\$61.82
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$79,436	\$80,022	\$148,121

Building Computations

Sub-Total (all floors)	\$307,578
Racquetball/Squash	\$0
Theater Balcony	\$0
Plumbing	\$4,800
Other Plumbing	\$0
Special Features	\$0
Exterior Features	\$2,200
Sub-Total (building)	\$314,578
Quality (Grade)	\$1
Location Multiplier	0.92
Repl. Cost New	\$289,412

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	79	A		0.92		6,772 sqft	\$289,412	80%	\$57,880	4%	100%	1.0000	1.0000	0.00	0.00	100.00	\$55,600
2: Paving C 01	1	Asphalt	C	1950	1950	74	F	\$2.81	0.92	\$2.59	8,000 sqft	\$20,682	80%	\$4,140	0%	100%	1.0000	1.0000	0.00	0.00	100.00	\$4,100