

02-12-11-333-001.000-074

General Information

Parcel Number
02-12-11-333-001.000-074

Local Parcel Number
94-3041-0038

Tax ID:

Routing Number
- - -

Property Class 455
Commercial Garage

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
0113012

Location Address (1)
2125 FAIRFIELD AVE
FORT WAYNE, IN 46802

Zoning

Subdivision

Lot

Market Model
C&I | Auto Garage | Commercial | CI

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

OWENS JIMMY D JR

Ownership

OWENS JIMMY D JR
PO BOX 290657
PORT ORANGE, FL 32129-0657

Legal

W 1/2 LOT 37 & 38 HOAGLAND & WILLIAMS 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
12/31/2024	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	☒	☒	☒	☒	☒
\$6,500	Land	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$6,500	Land Non Res (3)	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500
\$35,500	Improvement	\$35,500	\$27,300	\$25,500	\$24,000	\$21,900
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$35,500	Imp Non Res (3)	\$35,500	\$27,300	\$25,500	\$24,000	\$21,900
\$42,000	Total	\$42,000	\$33,800	\$32,000	\$30,500	\$28,400
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$42,000	Total Non Res (3)	\$42,000	\$33,800	\$32,000	\$30,500	\$28,400

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	4325	1.00	\$1.5	\$1.5	\$6,488	0%	1.0000	0.00	0.00	100.00	\$6,490

SE WAYNE 074/91215-074

Notes

Land Computations

Calculated Acreage	0.10
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.10
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	0.10
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	\$6,500
Total Value	\$6,500

General Information				
Occupancy	C/I Building	Pre. Use	Commercial Garage	
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	1: 1(144')			
Heating	1193 sqft			
A/C				
Sprinkler				

Plumbing RES/CI				Roofing		
	#	TF	#	TF	☐ Built Up	☐ Tile ☐ Metal
Full Bath	0	0	0	0	☐ Wood	☐ Asphalt ☐ Slate
Half Bath	0	0	0	0	☐ Other	
Kitchen Sinks		0		0	GCK Adjustments	
Water Heaters		0		0	☐ Low Prof	☐ Ext Sheat ☐ Insulatio
Add Fixtures	0	0	4	4	☐ SteelGP	☐ AluSR ☐ Int Liner
Total	0	0	4	4	☐ HGSR	☐ PPS ☐ Sand Pnl

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$145,987	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$152,387
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$146,292
Exterior Features	\$0		

Floor/Use Computations													
Pricing Key	GCI												
Use	COMGAR												
Use Area	1193 sqft												
Area Not in Use	0 sqft												
Use %	100.0%												
Eff Perimeter	144'												
PAR	12												
# of Units / AC	0 / N												
Avg Unit sz dpth													
Floor	1												
Wall Height	12'												
Base Rate	\$141.70												
Frame Adj	(\$15.59)												
Wall Height Adj	(\$3.74)												
Dock Floor	\$0.00												
Roof Deck	\$0.00												
Adj Base Rate	\$122.37												
BPA Factor	1.00												
Sub Total (rate)	\$122.37												
Interior Finish	\$0.00												
Partitions	\$0.00												
Heating	\$0.00												
A/C	\$0.00												
Sprinkler	\$0.00												
Lighting	\$0.00												
Unit Finish/SR	\$0.00												
GCK Adj.	\$0.00												
S.F. Price	\$122.37												
Sub-Total													
Unit Cost	\$0.00												
Elevated Floor	\$0.00												
Total (Use)	\$145,987												

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	1934	1934	91	F		0.96		1,193 sqft	\$146,292	80%	\$29,260	0%	100%	1.0000	1.180	0.00	0.00	100.00	\$34,500
2: Asph Paving C 01	1	Asphalt	C	1960	1960	65	F	\$2.81	0.96	\$2.70	1,830 sqft	\$4,937	80%	\$990	0%	100%	1.0000	1.000	0.00	0.00	100.00	\$1,000