

02-12-28-433-030.000-074

General Information

Parcel Number  
02-12-28-433-030.000-074

Local Parcel Number  
95-2564-0171

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 91218-074  
WAYNE DALE 074

Section/Plat  
0028

Location Address (1)  
2608 LOWER HUNTINGTON RD  
FORT WAYNE, IN 46809

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 Tuesday, April 15, 2025

Review Group 2023

Garden Apartments of Fort Way

Ownership

Garden Apartments of Fort Wayne LLC  
3472 Stellhorn Rd  
Fort Wayne, IN 46815

Legal

Frl W 62.94' of E 118.44' Lot 1 & Lot 2 Ex S 40' of W 80.85' & Ex N 10.14' of W 69.09' & Ex E 57' of S 2' & Ex N 12.5' of E 76.55 & Mid 52.95' Lot 3 Elzeys 3rd Addition to Waynedale



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
01/10/2025	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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$32,200	Land	\$32,200	\$32,200	\$32,200	\$32,200	\$32,200
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$11,300	Land Non Res (2)	\$11,300	\$11,300	\$11,300	\$11,300	\$11,300
\$20,900	Land Non Res (3)	\$20,900	\$20,900	\$20,900	\$20,900	\$20,900
\$146,800	Improvement	\$146,800	\$118,700	\$107,300	\$100,000	\$95,500
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$41,000	Imp Non Res (2)	\$41,000	\$32,700	\$29,500	\$27,400	\$26,200
\$105,800	Imp Non Res (3)	\$105,800	\$86,000	\$77,800	\$72,600	\$69,300
\$179,000	Total	\$179,000	\$150,900	\$139,500	\$132,200	\$127,700
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$52,300	Total Non Res (2)	\$52,300	\$44,000	\$40,800	\$38,700	\$37,500
\$126,700	Total Non Res (3)	\$126,700	\$106,900	\$98,700	\$93,500	\$90,200

Land Data (Standard Depth: Res 150', CI 150' 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	12859	1.00	\$2.5	\$2.5	\$32,148	0%	1.0000	0.00	35.00	65.00	\$32,150

2608 LOWER HUNTINGTON RD 420, Small Detached Retail of Less Than

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/25/2024	Garden Apartments of	2024052261	LW	/		I
05/28/2014	Circle D LLC	2014023286	CW	/	\$75,000	I
02/14/2005	TNS Realty LLC		WD	04/8648		I
01/01/1900	BEARMAN THOMAS		WD	/		I

Commercial

WAYNE DALE 074/91218-07 1/4

Notes

9/22/2015 DBA: BARB'S VARIETY & DANCE LTD

Land Computations

Calculated Acreage	0.30
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
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	0.00
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	\$11,300
CAP 3 Value	\$20,900
Total Value	\$32,200

General Information			
Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building C 01	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Unfinished
Type	N/A	# of Units	0

	SB	B	1	U
Wall Type	B: 2(99')	1: 2(99')	U: 2(99')	
Heating		1075 sqft	1075 sqft	1075 sqft
A/C				
Sprinkler				

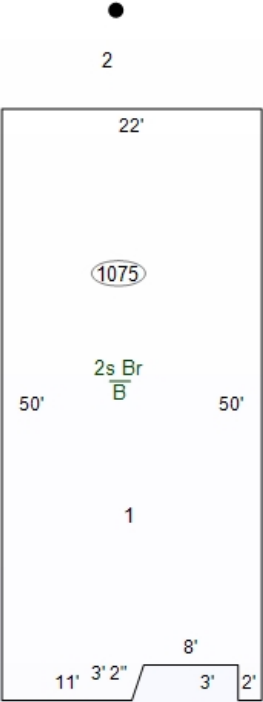
Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt
Half Bath	0	0	0	0	<input type="checkbox"/> Other	<input type="checkbox"/> Slate
Kitchen 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	8	8	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR
Total	0	0	8	8	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS
					<input type="checkbox"/> Sand Pnl	

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$319,587	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$332,387
Plumbing	\$12,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$303,137
Exterior Features	\$0		

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	Brick	C-1	1925	1925	100	A		0.96		3,225 sqft	\$303,137	80%	\$60,630	0%	100%	1.0000	1.000	0.00	0.00	100.00	\$60,600
2: Asph Paving	1	Asphalt	C-1	1970	1970	55	F	\$2.81	0.96	\$2.56	8,400 sqft	\$21,527	80%	\$4,310	0%	100%	1.0000	1.000	0.00	0.00	100.00	\$4,300



Floor/Use Computations			
Pricing Key	GCM	GCM	GCM
Use	UTLSTOR	GENRET	GENOFF
Use Area	1075 sqft	1075 sqft	1075 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	100.0%	100.0%	100.0%
Eff Perimeter	99'	99'	99'
PAR	9	9	9
# of Units / AC	0	0	0
Avg Unit sz dpth	-1	-1	0
Floor	B	1	2
Wall Height	8'	10'	10'
Base Rate	\$60.14	\$162.65	\$153.64
Frame Adj	(\$12.95)	(\$14.82)	(\$10.26)
Wall Height Adj	(\$3.21)	(\$15.12)	(\$9.10)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$43.98	\$132.71	\$134.28
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$43.98	\$132.71	\$134.28
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)	(\$8.68)
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	\$43.98	\$127.71	\$125.60
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$47,279	\$137,288	\$135,020



