

General Information

Parcel Number 02-07-26-478-001.000-073
Local Parcel Number 80-3744-0011
Tax ID:

Ownership

3229 NClinton LLC
8208 Fawncrest Pl
Fort Wayne, IN 46835

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 01/27/2020 to 01/01/1900.

Notes

2/11/2011 DBA: GOT TINT

Routing Number

Property Class 454 RENTAL
Auto Sales & Service

Legal

Riverview Park Lots 11 & 16 Ex St & Lots 12-14-15 & 9.8 Ft Tri Spc Adj Lot 11 & S 1/2 Vac Riverside Ave

Commercial

Year: 2025

Location Information

County Allen
Township WASHINGTON TOWNSHIP
District 073 (Local 080)
School Corp 0235
Neighborhood 90741-073
Section/Plat 0026
Location Address (1) 3229 N CLINTON ST FORT WAYNE, IN 46806

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

Table with columns: Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows for years 2022-2025.

Zoning

Subdivision

Lot

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

Characteristics

Topography Level
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Other

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

Table with 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.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

General Information

Table with occupancy, description, story height, and type information.

Table with wall type, heating, A/C, and sprinkler information.

Table with plumbing and roofing details.

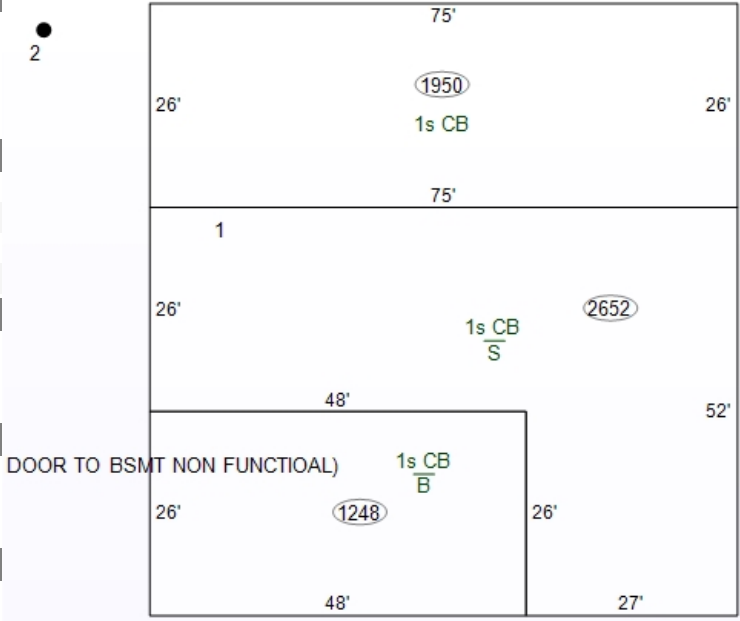
Table with kitchen sinks, water heaters, and add fixtures.

Table with exterior features and value columns.

Table with special features and other plumbing details.

Table with building computations including sub-totals for all floors and building.

Table with summary of improvements including description, story height, and value.



Floor/Use Computations

Table with pricing key, use area, and area not in use.

Table with base rate, frame adj, wall height adj, dock floor, roof deck, and adj base rate.

Table with sub total (rate), interior finish, partitions, heating, A/C, and sprinkler.

Table with lighting, unit finish/SR, GCK adj, S.F. price, sub-total, unit cost, elevated floor, and total (use).

Table with building computations including garages, fireplaces, theater balcony, plumbing, other plumbing, special features, and exterior features.

Floor/Use Computations	
Pricing Key	GCM
Use	AUTOSER
Use Area	1950 sqft
Area Not in Use	0 sqft
Use %	33.3%
Eff Perimeter	306'
PAR	5
# of Units / AC	0
Avg Unit sz dpth	0
Floor	1
Wall Height	13'
Base Rate	\$82.98
Frame Adj	(\$18.26)
Wall Height Adj	(\$0.95)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$63.77
BPA Factor	1.00
Sub Total (rate)	\$63.77
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	\$63.77
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$124,352

Special Features		Exterior Features			
Description	Value	Description	Area	Value	
Other Plumbing					
Description	Value				

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	

