

89-16-32-430-111.000-030

TMF PROPERTIES LLC

102 FORT WAYNE AVE

401, 4 to 19 Family Apartments

WAYNE-296265 (029)/2962

General Information

Parcel Number 89-16-32-430-111.000-030
Local Parcel Number 46-32-430-111.000-29

Tax ID: 029-17510-00

Routing Number 4632430-041

Property Class 401 RENTAL
4 to 19 Family Apartments

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 296265-029 WAYNE-296265 (029)

Section/Plat 4632430

Location Address (1) 102 FORT WAYNE AVE RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

TMF PROPERTIES LLC
270 CARTWRIGHT DR
RICHMOND, IN 47374

Legal

12.50 FT ON AVE OM 132 51 FT IN REAR SEC 32-14-1 EX 5 FT TAKEN FOR WIDENING FT WAYNE AVE & PT VAC ALLEY



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

Table with 7 columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values for 2025 and 2024.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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.

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I.

Commercial

Notes

7/25/2024 Appeal: 24PAY25 APPEAL: RENTAL; D+1/1960 EFFYR, 4 UNITS, CORRECTED CLASS CODE & LAND PRICING; MOVED TO INCOME MODEL PRICING -BB/NEXUS

10/25/2021 Misc: 2022 GENERAL REVALUATION

Land Computations

Table with 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and values.

Data Source Aerial

Collector 10/06/2021 rc

Appraiser 10/25/2021 lp

Total Value \$1,300

General Information

Occupancy	4-6 Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1968 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

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

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	84	\$7,800
Wood Deck	72	\$2,300
Wood Deck	80	\$2,300
Canopy, Shed Type	80	\$800

Plumbing

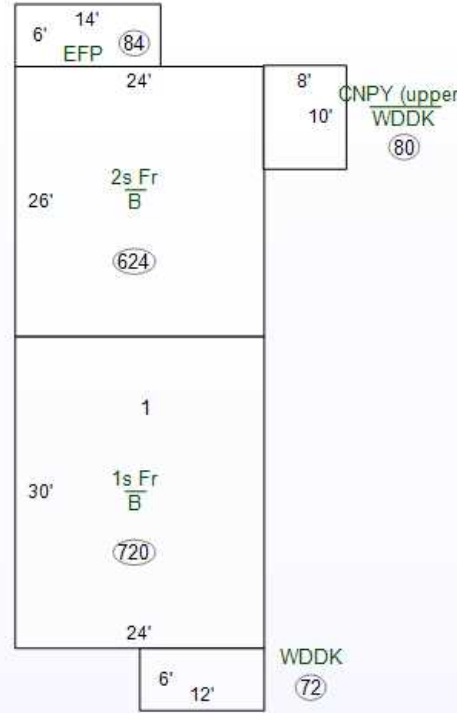
	#	TF
Full Bath	4	12
Half Bath	0	0
Kitchen Sinks	4	4
Water Heaters	4	4
Add Fixtures	0	0
Total	12	20

Accommodations

Bedrooms	6
Living Rooms	3
Dining Rooms	0
Family Rooms	0
Total Rooms	12

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1344	1344	\$126,700	
2	1Fr	624	624	\$40,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1344	0	\$42,400	
Crawl					
Slab					

Adjustments	4 Row Type Adj. x 1.00	\$209,300
--------------------	-------------------------------	------------------

Unfin Int (-)		\$0
Ex Liv Units (+)	C:3	\$26,400
Rec Room (+)	2:1300	\$12,900
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	20 - 20 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$248,600
----------------------------	------------------

Sub-Total, 1 Units	\$248,600
---------------------------	------------------

Exterior Features (+)	\$13,200	\$261,800
-----------------------	----------	-----------

Garages (+) 0 sqft	\$0	\$261,800
--------------------	-----	-----------

Quality and Design Factor (Grade)	0.80
-----------------------------------	------

Location Multiplier	0.85
---------------------	------

Replacement Cost	\$178,024
-------------------------	------------------

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: Residential Dwelling	2	Wood Fr	D	1920	1980	45	A		0.85		3,312 sqft	\$178,024	38%	\$110,370	35%	100%	0.790	1.000	0.00	100.00	0.00	\$56,700