

89-16-32-430-112.000-030

TMF PROPERTIES LLC

104 FORT WAYNE AVE

401, 4 to 19 Family Apartments

WAYNE-296265 (029)/2962

1/2

General Information

Parcel Number 89-16-32-430-112.000-030
Local Parcel Number 46-32-430-112.000-29

Tax ID: 029-17509-00

Routing Number 4632430-042

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) 104 FORT WAYNE AVE RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model Apartment 401

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

EX 5 FT TAKEN FOR WIDENING FT WAYNE AVE
SEC 32-14-1 63.85 FT ON AVE OM 132 \*TIF\*



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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (WIP, AA), As Of Date (04/01/2025, 04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Three Value Appr, Income Approach), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement/Total values for Res (1), (2), (3).

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

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.

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 01/27/2022 TMF PROPERTIES LL and 01/01/1900 HABSCHMIDT, LAWR.

Commercial

Notes

4/12/2024 Nexus: 2024 APARTMENT REVIEW: REMOVED FACTORS; INCOME MODEL ADJ - BB/NEXUS
6/15/2020 Appeal: 20p21- Agreed to new value per income review for 2020 & 2021 JH/Nexus (See 134 for details)
7/31/2019 Appeal: 2019 INFORMAL REVIEW- Agreed to new value per the income approach JH/Nexus
3/26/2019 Misc: 19p20- Added to Income Model per Equalization JH/Nexus
8/1/2017 Misc: 2018: GENERAL REVALUATION

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.14), Actual Frontage (59), Developer Discount, Parcel Acreage (0.14), 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 (0.14), 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 (\$3,300), CAP 3 Value (\$0), Total Value (\$3,300).

**General Information**

<b>Occupancy</b>	4-6 Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	2
<b>Style</b>	N/A
<b>Finished Area</b>	4348 sqft
<b>Make</b>	

**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, Open Frame	120	\$7,500
Porch, Open Frame	171	\$9,200

**Plumbing**

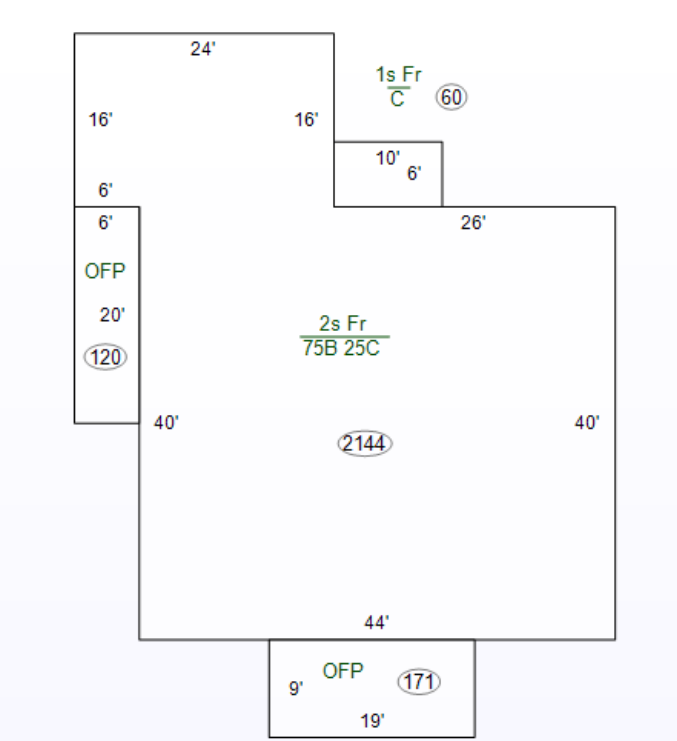
	#	TF
<b>Full Bath</b>	5	15
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	5	5
<b>Water Heaters</b>	5	5
<b>Add Fixtures</b>	0	0
<b>Total</b>	15	25

**Accommodations**

<b>Bedrooms</b>	5
<b>Living Rooms</b>	5
<b>Dining Rooms</b>	5
<b>Family Rooms</b>	0
<b>Total Rooms</b>	20

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	2204	2204	\$178,800	
2	1Fr	2144	2144	\$90,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1608	0	\$47,000	
Crawl		596	0	\$6,300	
Slab					

**Total Base** \$323,000

**Adjustments** 1 Row Type Adj. x 1.00 \$323,000

Unfin Int (-)		\$0
Ex Liv Units (+)	C:4	\$35,200
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	25 - 25 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$358,200

**Sub-Total, 1 Units**

Exterior Features (+)	\$16,700	\$374,900
Garages (+) 0 sqft	\$0	\$374,900
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85

**Replacement Cost** \$286,799

**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+2	1920	1920	105	A		0.85		5,956 sqft	\$286,799	50%	\$143,400	0%	100%	1.000	1.000	0.00	100.00	0.00	\$143,400