

General Information

Parcel Number 02-08-22-351-005.000-072
Local Parcel Number 75-0022-0095

Tax ID:

Routing Number

Property Class 421 Supermarket

Year: 2014

Location Information

County Allen
Township ST. JOSEPH TOWNSHIP
District 072 (Local 075)
School Corp 0235
Neighborhood 90807-072
Section/Plat 0022
Location Address (1) 4522 MAPLECREST RD FORT WAYNE, IN 46835

Zoning

Subdivision

Lot

AAMH Park N/A

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage

Other
Printed Friday, May 23, 2014

Ownership

4522 Maplecrest Road LLC
128 Third Ave Ste 200
Nyack, NY 10960

Legal

7.37A IRR TR MID PT SW1/4 SW1/4 SEC 22



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

Table with columns for Assessment Year (2014, 2013, 2012), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 200', CI 200')

Table with columns for Land Pricing Soil Type, Act Front., Size Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Market Elig %, and Value.

Data Source N/A Collector Appraiser

Transfer of Ownership

Table with columns for Date, Owner, Doc ID Code, Book/Page, and Sale Price.

Commercial

Notes

7/21/2008 DBA: (formerly) SCOTTS

Land Computations

Table with columns for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, and Total Value.

General Information

Occupancy	C/I Building	Pre. Use	Super Market
Description	supermarket	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Finished Open

SB	B	1	U
-----------	----------	----------	----------

Wall Type	1(1185')
Heating	79895 sqft
A/C	79895 sqft
Sprinkler	79895 sqft

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0
Kitchen Sinks		0		0
Water Heaters		0		0
Add Fixtures	0	0	18	18
Total	0	0	18	18

Roofing

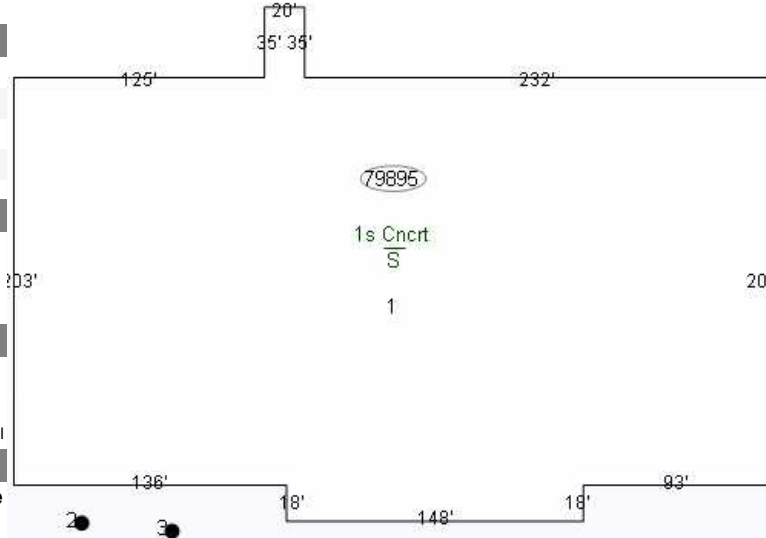
<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

GCK Adjustments

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

Description	Area	Value
-------------	------	-------



Floor/Use Computations

Pricing Key	GCM
Use	SUPRMRK
Use Area	79895 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	1185'
PAR	1
# of Units / AC	/ N
Avg Unit size	
Floor	1
Wall Height	18'

Base Rate	\$43.05
Frame Adj	\$0.00
Wall Height Adj	\$1.48
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$44.53
BPA Factor	1.00
Sub Total (rate)	\$44.53

Interior Finish	(\$2.15)
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$2.86
Lighting	\$0.00

Unit Finish	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$45.23
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$3,613,904

Special Features

Description	Value
Can, CT 448sqft	\$10,960
Can, CT 250sqft	\$6,120
DF, TW/R 50' 2450sqft	\$11,710
Can, IT 540sqft	\$2,670

Other Plumbing

Description	Value
-------------	-------

Building Computations

Sub-Total (all floors)	\$3,613,904	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$3,670,564
Plumbing	\$25,200	Quality (Grade)	\$3,854,093
Other Plumbing	\$0	Location Multiplier	0.92
Special Features	\$31,460	Repl. Cost New	\$3,545,765
Exterior Features	\$0		

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: supermarket	0%	1	Concrete	C+1	1989	1989	25	A		0.92			\$3,545,765	52%	\$1,701,970	70%	100%	1.00	1.0000	\$510,600
2: Paving C 01	0%	1		C	1986	1986	28	A	\$2.00	0.92	\$2.00	149850 sqft	\$275,724	80%	\$55,140	25%	100%	1.00	1.0000	\$41,400
3: Paving C 01	0%	1		C	1998	1998	16	A	\$2.00	0.92	\$2.00	58138 sqft	\$106,974	80%	\$21,390	25%	100%	1.00	1.0000	\$16,000