

35-04-23-300-020.700-003

General Information

Parcel Number
35-04-23-300-020.700-003
Local Parcel Number

Tax ID:

Routing Number
13F6-1-C51

Property Class 480
Commercial Warehouse

Year: 2026

Location Information

County
Huntington

Township
DALLAS TOWNSHIP

District 003 (Local 002)
ANDREWS TOWN

School Corp 3625
HUNTINGTON COUNTY COMMUN

Neighborhood 3503442-003
ANDREWS LT UTIL STORAGE

Section/Plat
23

Location Address (1)
75 Main St
Andrews, IN 46702

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved, Sidewalk

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 23, 2026

Review Group 2023

Castillo, Elmira Del Pilar & Christ

Ownership

Elmira Del Castillo & Christian Samuel
3012 Vance Ave
FORT WAYNE, IN 46805

Legal

013-00207-00 ORIG PLAT LOT 6



75 Main St

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/12/2021	Elmira Del Castillo & C		SPE	/		I
03/11/2021	Wilmington Savings Fu		SH	/	\$47,536	I
01/01/1900	William A Lease		WD	/		I

Commercial

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	GenReval	GenReval	GenReval
As Of Date	04/14/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	\$8,800	\$8,800	\$8,800	\$8,800	\$8,800
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$8,800	\$8,800	\$8,800	\$8,800	\$8,800
Improvement	\$45,700	\$40,800	\$22,200	\$22,200	\$22,700
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$45,700	\$40,800	\$22,200	\$22,200	\$22,700
Total	\$54,500	\$49,600	\$31,000	\$31,000	\$31,500
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$54,500	\$49,600	\$31,000	\$31,000	\$31,500

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 66' X 120', CI 66' X 120')

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
Fci	F		50	60x132	1.05	\$125	\$131	\$7,860	0%	1.0000	0.00	0.00	100.00	\$7,860
Rci	F		0	60x28x132	0.12	\$125	\$15	\$900	0%	1.0000	0.00	0.00	100.00	\$900

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Notes

9/16/2022 CY23: CYCLICAL REASSESSMENT 2023
CHANGED COND FROM F TO P
5/12/2021 CY19: CYCLICAL REASSESSMENT 2019
CORRECTED FRONTAGE
4-20-20 FORM 11 RETURNED
21p22 f11 returned

Land Computations

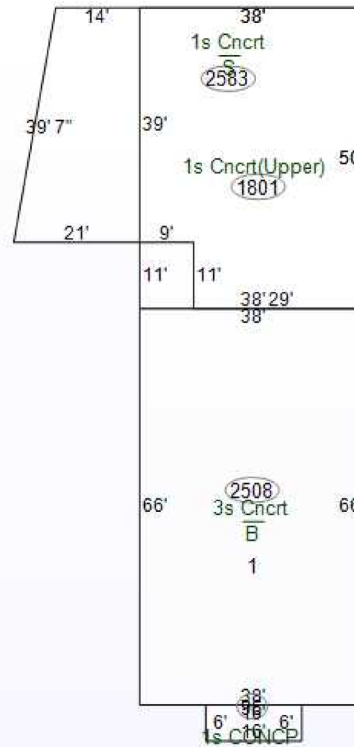
Calculated Acreage	0.22
Actual Frontage	50
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	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	\$0
CAP 3 Value	\$8,800
Total Value	\$8,800

General Information			
Occupancy	C/I Building	Pre. Use	Utility / Storage
Description	C/I Building C 01	Pre. Framing	Wood Joist
Story Height	3	Pre. Finish	Unfinished
Type	N/A	# of Units	0

	SB	B	1	U
Wall Type	B: 2(208')	1: 2(344')	U: 1(208'),2(32	
Heating		2508 sqft	5091 sqft	6817 sqft
A/C				
Sprinkler		2508 sqft		

Plumbing RES/CI					Roofing		
	#	TF	#	TF	☐ Built Up	☐ Tile	☐ Metal
Full Bath	0	0	0	0	☐ Wood	☐ Asphalt	☐ Slate
Half Bath	0	0	0	0	☐ Other		
Kitchen Sinks		0		0	GCK Adjustments		
Water Heaters		0		0	☐ Low Prof	☐ Ext Sheat	☐ Insulatio
Add Fixtures	0	0	13	13	☐ SteelGP	☐ AluSR	☐ Int Liner
Total	0	0	13	13	☐ HGSR	☐ PPS	☐ Sand Pnl

Exterior Features		
Description	Area	Value
Patio, Concrete	96	\$800



Special Features		Other Plumbing	
Description	Value	Description	Value

Description	Value	Description	Value
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Building Computations			
Sub-Total (all floors)	\$949,484	Garages	\$
Racquetball/Squash	\$0	Fireplaces	\$
Theater Balcony	\$0	Sub-Total (building)	\$978,62
Plumbing	\$28,340	Quality (Grade)	0.9
Other Plumbing	\$0	Location Multiplier	0.9
Special Features	\$0	Repl. Cost New	\$845,53
Exterior Features	\$800		

Floor/Use Computations				
Pricing Key	GCM	GCM	GCI	GCI
Use	UTLSTOR	UTLSTOR	LUTLSTOR	LUTLSTOR
Use Area	2508 sqft	2208 sqft	1900 sqft	683 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	43.4%	37.3%	13.4%
Eff Perimeter	208'	344'	344'	344'
PAR	8	7	7	7
# of Units / AC	0	0	0 / N	0 / N
Avg Unit sz[dpth	-1	-1		
Floor	B	1	1	1
Wall Height	8'	12'	9'	9'
Base Rate	\$84.79	\$101.97	\$110.22	\$110.22
Frame Adj	(\$5.66)	(\$17.13)	(\$17.13)	(\$17.13)
Wall Height Adj	(\$3.78)	(\$6.24)	(\$15.60)	(\$15.60)
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$75.35	\$78.60	\$77.49	\$77.49
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$75.35	\$78.60	\$77.49	\$77.49
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler	\$3.67	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$79.02	\$78.60	\$77.49	\$77.49
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$198,182	\$173,549	\$147,231	\$52,926

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	3	Concrete	D+2	1900	1900	126 P		0.96		14,416 sqft	\$845,531	80%	\$169,110	73%	100%	1,000	1,000	0.00	0.00	100.00	\$45,700

Castillo, Elmira Del Pilar & Christ 75 Main St

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

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Other Plumbing	
Description	Value