

89-03-22-000-107.000-022

General Information

Parcel Number
89-03-22-000-107.000-022

Local Parcel Number
09-22-000-107.000-12

Tax ID:
012-00255-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County
WAYNE

Township
NEW GARDEN TOWNSHIP

District 022 (Local 012)
NEW GARDEN TOWNSHIP

School Corp 8375
NORTHEASTERN WAYNE

Neighborhood 125129-012
NEW GARDEN-125129 (012)

Section/Plat
0922000

Location Address (1)
3690 HOPEWELL RD
FOUNTAIN CITY, IN 47341

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Public Utilities
Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2029

KERN, TINA MARLENE

Ownership

KERN, TINA MARLENE
3690 HOPEWELL RD
FOUNTAIN CITY, IN 47341

Legal

PT E 1/2 S 1/2 NW SEC 22-18-14 1.01A



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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$18,800	Land	\$18,800	\$16,400	\$15,000	\$15,000	\$15,000
\$18,800	Land Res (1)	\$18,800	\$16,400	\$15,000	\$15,000	\$15,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$110,700	Improvement	\$110,700	\$95,700	\$88,000	\$86,900	\$79,400
\$110,700	Imp Res (1)	\$110,700	\$95,700	\$88,000	\$86,900	\$79,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$129,500	Total	\$129,500	\$112,100	\$103,000	\$101,900	\$94,400
\$129,500	Total Res (1)	\$129,500	\$112,100	\$103,000	\$101,900	\$94,400
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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
9	A		0	0.890000	1.09	\$19,400	\$21,146	\$18,820	0%	1.0000	100.00	0.00	0.00	\$18,820
82	A	GE	0	0.120000	1.02	\$2,390	\$2,438	\$293	-100%	1.0000	0.00	100.00	0.00	\$00

3690 HOPEWELL RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/04/2021	KERN, TINA MARLEN	2021000005	WD	/	\$100,000	I
07/06/2020	MC DANIEL, PETER A	2020005306	WD	/	\$60,000	I
11/27/2018	COPE, LUCAS J & ST	2018009305	WD	/	\$45,000	I
02/01/2008	GETHERS, LISA J	2008001016	QC	/	\$0	I
01/01/1900	GETHERS, ROBERT	2008001016	QC	/		I

Res

511, 1 Family Dwell - Unplatted (0 to 9.9

NEW GARDEN-125129 (012 1/2

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
12/10/2024 Misc: 2025 GENERAL REVALUATION
9/24/2020 Misc: 2021: CHANGE WDDK TO WDP AND ADD FULL BATH PER F/C 9/17/20
9/21/2020 Misc: 2021 GENERAL REVAL: CHANGE MSTP TO WDDK

Land Computations

Calculated Acreage	1.01
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.01
81 Legal Drain NV	0.00
82 Public Roads NV	0.12
83 UT Towers NV	0.00
9 Homesite	0.89
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	\$18,800
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$18,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$18,800

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

1296 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☒ Slab

☒ Carpet

☒ Sub & Joist

☒ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☒ Unfinished

☒ Paneling

☐ Other

☐ Fiberboard

Plumbing

#

TF

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

8

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

0

Family Rooms

0

Total Rooms

6

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

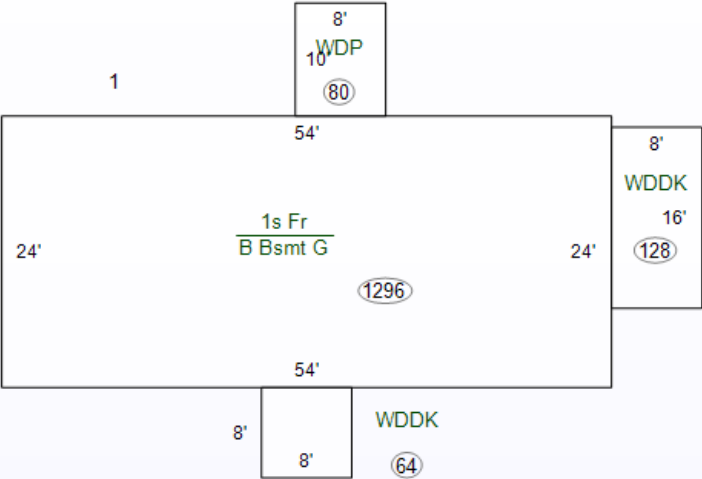
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Wood Deck	64	\$2,300
Wood Deck	128	\$3,300
Patio, Treated Pine	80	\$600



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1296	1296	\$124,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1296	0	\$41,500	
Crawl					
Slab					
				Total Base	\$165,800
Adjustments				1 Row Type Adj. x 1.00	\$165,800
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)				2:720	\$7,600
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				8 – 5 = 3 x \$800	\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$175,800
				Sub-Total, 1 Units	
Exterior Features (+)				\$6,200	\$182,000
Garages (+) 550 sqft				\$5,300	\$187,300
Quality and Design Factor (Grade)				0.85	
Location Multiplier				0.85	
				Replacement Cost	\$135,324

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	1	Wood Fr	D+1	1975	1985	40	A		0.85		2,592 sqft	\$135,324	34%	\$89,310	0%	100%	1.240	1.000	100.00	0.00	0.00	\$110,700