

General Information

Parcel Number 89-03-22-000-210.005-022
Local Parcel Number 09-22-000-210.050-12

Tax ID: 012-00433-05

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

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) 3089 W RANDOLPH COUNTY LINE RD

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

ANDREWS, CHRISTOPHER S & DEE
3089 W RANDOLPH COUNTY LINE R
FOUNTAIN CITY, IN 47341

Legal

LOT 4 NEW GARDEN ESTATES SUB

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates 10/05/2022 and 01/01/1900.

Notes

12/11/2024 Misc: 2025 GENERAL REVALUATION
9/1/2020 Misc: 2021: GENERAL REVAL



Res

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total.

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

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. Rows include land types 9, 91, 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (4.30), Actual Frontage (0), Developer Discount, Parcel Acreage (4.30), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.11), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (3.19), 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 (\$19,400), 91/92 Value (\$12,100), Supp. Page Land Value, CAP 1 Value (\$19,400), CAP 2 Value (\$12,100), CAP 3 Value (\$0), Total Value (\$31,500).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1531 sqft  
**Make**

**Floor Finish**

- Earth  Tile
- Slab  Carpet
- Sub & Joist  Unfinished
- Wood  Other
- Parquet

**Wall Finish**

- Plaster/Drywall  Unfinished
- Paneling  Other
- Fiberboard

**Roofing**

- Built-Up  Metal  Asphalt  Slate  Tile
- Wood Shingle  Other

**Exterior Features**

Description	Area	Value
Patio, Concrete	612	\$4,500
Porch, Open Frame	204	\$10,100
Porch, Open Frame	192	\$10,100

**Plumbing**

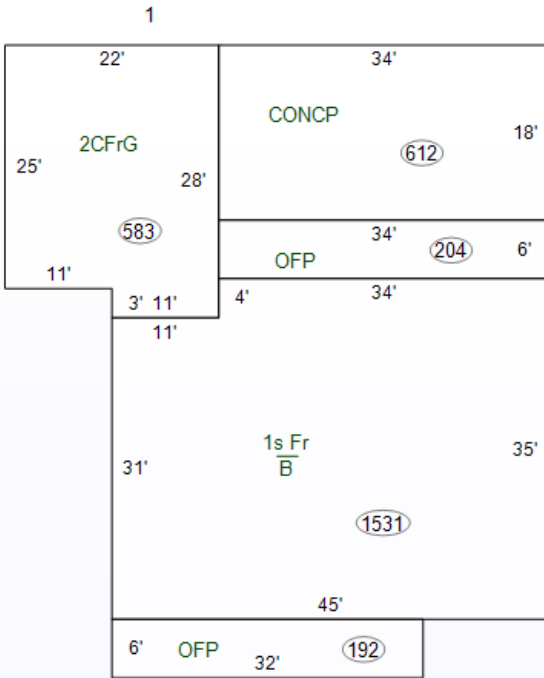
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>8</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
<b>Total Rooms</b>	<b>7</b>

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1531	1531	\$136,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1531	0	\$45,600	
Crawl				
Slab				

<b>Total Base</b>			\$181,600
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	\$181,600	
Unfin Int (-)		\$0	
Ex Liv Units (+)		\$0	
Rec Room (+)		\$0	
Loft (+)		\$0	
Fireplace (+)	PS:1 PO:1	\$4,700	
No Heating (-)		\$0	
A/C (+)	1:1531	\$4,800	
No Elec (-)		\$0	
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400	
Spec Plumb (+)		\$0	
Elevator (+)		\$0	

<b>Sub-Total, One Unit</b>			\$193,500
<b>Sub-Total, 1 Units</b>			
Exterior Features (+)	\$24,700	\$218,200	
Garages (+) 583 sqft	\$24,700	\$242,900	
Quality and Design Factor (Grade)		0.95	
Location Multiplier		0.85	
<b>Replacement Cost</b>		<b>\$196,142</b>	

**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	C-1	1998	1998	27	A		0.85		3,062 sqft	\$196,142	24%	\$149,070	0%	100%	1.240	1.000	100.00	0.00	0.00	\$184,800
2: Utility Shed	1	SV	D	2009	2009	16	A		0.85		12'x32'		45%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0
3: Wood Deck (free standing)	1		D	2019	2019	6	A		0.85		16'x16'	\$3,672	8%	\$3,380	0%	100%	1.240	1.000	100.00	0.00	0.00	\$4,200