89-03-22-000-317.000-022	WARD, ROBERT W				35	3595 HOPEWELL RD 511, 1 Family Dwell - Unplatted (0 to 9. Transfer of Ownership							d (0 to 9.9					
General Information			wnership				-	Ira							Notes 3/7/2025 Misc: 2025 GENERAL R	EVALIATION		
Parcel Number 89-03-22-000-317.000-022		D, ROBER HOPEWE			Dat		Owner					ook/Page	-	le Price V/I				
Local Parcel Number 09-22-000-317.000-12			Y, IN 47341				WARD, ROI KAUFMAN,				WD WD			132,500 V 132,500 I	12/9/2024 Misc: 2025 GENERAL I 7/27/2020 Misc: 2021 GENERAL I			
<b>Tax ID:</b> 012-00254-00			Legal															
Routing Number	NE QR	SW SEC 22-7	18-14 9.21A															
Property Class 511 1 Family Dwell - Unplatted (0 to 9.9																		
Year: 2025		۷	aluation R	ecords (W	ork In F	Progress \	values are	not certifie	ed value	es and ar	e subje	ect to ch	ange)					
	_	2025	Assess	ment Year		20	25	2024		2023		202	2	2021				
Location Information		WIF	Reason	For Chang	je		AA	AA		AA		A	A	AA				
County	(	02/19/2025	As Of D	ate		04/22/20	25	04/17/2024		4/20/2023		04/22/202		04/16/2021				
WAYNE	India	na Cost Mod	Valuatio	on Method	Ind	liana Cost N	od Indian	a Cost Mod	Indiana	Cost Mod	Indian	a Cost Mo	d India	na Cost Mod				
Township NEW GARDEN TOWNSHIP		1.0000	· ·	ation Facto Required	or	1.00	00	1.0000		1.0000		1.000	0	1.0000				
District 022 (Local 012) NEW GARDEN TOWNSHIP		\$44,000	Land			\$44,0		\$38,300		\$34,900		\$34,90		\$34,900				
		\$19,400 \$24,600		lon Res (2)		\$19,4 \$24,6		\$16,900 \$21,400		\$15,500 \$0		\$15,50 \$		\$15,500 \$0				
School Corp 8375 NORTHEASTERN WAYNE		\$0	Land N	lon Res (3)			\$0	\$0		\$19,400		\$19,40	0	\$19,400				
Neighborhood 125129-012		<b>\$146,800</b> \$146,800 \$0	Imp Re			<b>\$146,8</b> \$146,8		<b>\$128,600</b> \$128,600 \$0	ę	\$97,100 \$97		<b>\$117,40</b> \$95,90 \$	0	<b>\$105,900</b> \$87,700 \$0				
NEW GARDEN-125129 (012) Section/Plat	_	\$0 \$0 <b>\$190,800</b>	Imp No	on Res (3)			\$0	\$0 \$0 <b>\$166,900</b>	9	\$21,300 <b>\$153,300</b>		\$21,50 <b>\$152,30</b>	0	\$18,200 <b>\$140,800</b>				
0922000		\$166,200	Total R			\$166,2	00	\$145,500		\$112,600		\$111,40		\$103,200	Land Computati	ions		
Location Address (1)		\$24,600		lon Res (2)		\$24,6		\$21,400		\$0		\$		\$0	Calculated Acreage	9.2		
3595 HOPEWELL RD FOUNTAIN CITY, IN 47341		\$0		lon Res (3)	dard D	\$0 ard Depth: Res 10		· ·		\$0	Loti Do	\$40,700 s 100' X (		\$40,90	0	\$37,600	Actual Frontage	
FOUNTAIN CIT I, IN 47541		Pricing		Data (Stan	uaru D	epin: Res	100, CI 1	UU Dase	LOI: Re	S 100 A	J, CI 10	JU X U)			Developer Discount			
Zoning		Pricing Sc Metho ID	oil Act Front.		Factor	Rate	Adj. Rate			Market Factor	Cap 1	Cap 2	Cap 3	Value	Parcel Acreage	9.2		
ZO01 Residential	Туре	d ID	Front.				Rale	value	70	Factor	-	-	-		81 Legal Drain NV	0.0		
Subdivision	9	A	0	1.000000	1.00	\$19,400	\$19,400	\$19,400	0%	1.0000	100.00	0.00	0.00	\$19,400	82 Public Roads NV	0.0		
Suburyision	91	А	0	4.000000	1.00	\$3,800	\$3,800	\$15,200	0%	1.0000	0.00	100.00	0.00	\$15,200	83 UT Towers NV	0.0		
Lat	91	А	0	4.120000	1.00	\$3,800	\$3,800	\$15,656	-40%	1.0000	0.00	100.00	0.00	\$9,390	9 Homesite	1.0		
Lot	82	А	0	0.090000	1.00	\$2,390	\$2,390	\$215	-100%	1.0000	0.00	100.00	0.00	\$00	91/92 Acres	8.1		
															Total Acres Farmland	0.00		
Market Model N/A															Farmland Value	\$		
															Measured Acreage	0.0		
Characteristics	4														Avg Farmland Value/Acre	0.		
Topography Flood Hazar Rolling	u 1														Value of Farmland	\$		
	]														Classified Total	\$		
Public Utilities ERA	<b>A</b>														Farm / Classifed Value	\$		
	]														Homesite(s) Value	\$19,40		
Streets or Roads TI	F														91/92 Value	\$24,60		
Paved															Supp. Page Land Value			
Neighborhood Life Cycle Stage															CAP 1 Value	\$19,40		
Static Printed Tuesday, April 29, 2025															CAP 2 Value CAP 3 Value	\$24,600 \$(		
Review Group 2029	Data	Course I	External On		llester	00/30/20	04 io			Annraiso			Νογιις					

Review Group 2029 Data Source External Only Collector 09/30/2024 js

Appraiser

Total Value

\$44,000

Nexus

89-03-22-000-317.000-022	WARD, ROBER		:	3595 H	OPEWELL F	RD	511,	1 Famil	y Dwell - I	Jnpl	atted (0 to	9.9			EN-12512	9 (012 <sup>2/2</sup>
General Information Occupancy Single-Fa	Plumb	-	'F								Floor Const	· Da	Co Ise Fi	st Ladd		Totala
Occupancy Single-Fa Description Residential Dwe	•	# I 2	<b>F</b>							г ,	Floor Constı 1 1Fr				Value \$142,100	Totals
Story Height	<sup>1</sup> Half Bath	2	0									TC.	029	1029	φ142,100	
, ,	N/A Kitchen Sinks	1	1						•	•	-					
Finished Area 1629		1					2'	_	4	3						
Vake	Water fieaters	•	1			9	2			4	-					
Floor Finish	Add Fixtures	0	0			1s Fr		16'			1/4					
Earth	Total	4	8	1	2' 2:	2' C		10			1/2					
Slab Carpet	Accommo	dationa		100	1-2-2-2-2-2-2-2-2-2-2-2-2-2-2-2-2-2-2-2	(63	2) 12'				3/4					
Sub & Joist		dations	0	SIG: 0	Carden and and		(FA)	MSTP			Attic					
Wood Other	Bedrooms		2	6	156 1s Fr	20'	6' <sup>(34)</sup> 6'	MSTP			Bsmt		238	0	\$19,000	
	Living Rooms		1 2	100	3		1	199			Crawl	13	391	0	\$9,000	
Parquet	Dining Rooms		0	EFI			1			9	Slab					
Wall Finish	Family Rooms		0	15'(1		1s Fr									otal Base	\$170,100
Plaster/Drywall V Unfinished	Total Rooms		5	1:	2 45	25B 750		2		/	Adjustments		1 Row	v Туре A	Adj. x 1.00	\$170,100
Paneling Other	Heat T	wpo						·			Jnfin Int (-)					\$C
Fiberboard	Central Warm A						952			E	Ex Liv Units (	+)				\$0
Fiberboard	Central Warm A	Ir								F	Rec Room (+	)				\$0
Ro	ofing					34'	07			L	_oft (+)					\$0
Built-Up Metal 🗸 Aspl		Tile	_			8' 9	6			F	-ireplace (+)					\$0
Wood Shingle		-				8' 9				1	No Heating (-	)				\$0
							10			ŀ	4/C (+)				1:1629	\$5,000
	Features									1	No Elec (-)					\$0
Description	Area	Valu								F	Plumbing (+ /	-)		8 – 5	= 3 x \$800	\$2,400
Porch, Open Frame	96	\$6,30								5	Spec Plumb (	+)				\$0
Stoop, Masonry	54	\$2,30			Sp	ecialty Plu	mbing			E	Elevator (+)					\$0
Porch, Enclosed Frame	180	\$12,80	Desc	ription			C	ount	Value				Su	b-Total	, One Unit	\$177,500
Patio, Concrete	156	\$1,20	00												al, 1 Units	
										E	Exterior Featu	ures (+			\$22,600	\$200,100
											Garages (+) C		,		\$0	\$200,100
											0 ()	•	nd Des	ign Fact	or (Grade)	1.00
												<b>,</b>		•	n Multiplier	0.85
															ment Cost	\$170,085
					Summary o	f Improv <u>en</u>	nents									,
Description Story Height	Constr Type Grade Year Built		Co Base nd Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Cap	1 Cap	2 Cap 3	Improv Value
-	Wood Fr C 1940	1958 67		0.85		1,867 sqft	\$170,085	42%	\$98,650		100% 1.240	1.000	100.0	0 0.0	0.00	\$122,300
•	Wood Fr C 1940	1940 85			\$33.86	24'x30'	\$24,376	45%	\$13,410			1.000	100.0			\$16,600
3: Type 3 Barn 1	T3AW C 1940			0.85		)' x 40' x 8'	\$10,807	70%	\$3,240		100% 1.240		100.0			\$4,000
	10,000 0 1940	10-10 00	φ21.39	0.00	20		ψ10,007	1070	ψ0,240	0 /0	100/0 1.240	1.000	100.0	0.0	0.00	Ψ-,000

16' x 53' x 8'

\$9,021 65%

0.85

D 1976 1976 49 A \$21.07

4: Type 3 Barn

1 T3AW

\$3,900

0.00 0.00

\$3,160 0% 100% 1.240 1.000 100.00