

General Information

Parcel Number 89-03-22-000-317.000-022
Local Parcel Number 09-22-000-317.000-12

Tax ID: 012-00254-00

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)
3595 HOPEWELL RD
FOUNTAIN CITY, IN 47341

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

WARD, ROBERT W
3595 HOPEWELL RD
FOUNTAIN CITY, IN 47341

Legal

NE QR SW SEC 22-18-14 9.21A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 08/13/2010 and 01/01/1900 transactions.

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
12/9/2024 Misc: 2025 GENERAL REVALUATION
7/27/2020 Misc: 2021 GENERAL REVAL

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, and various Res categories.

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 lots 9, 91, and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (9.21), Actual Frontage (0), Developer Discount, Parcel Acreage (9.21), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.09), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (8.12), 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 (\$24,600), Supp. Page Land Value, CAP 1 Value (\$19,400), CAP 2 Value (\$24,600), CAP 3 Value (\$0), Total Value (\$44,000).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1629 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
Porch, Open Frame	96	\$6,300
Stoop, Masonry	54	\$2,300
Porch, Enclosed Frame	180	\$12,800
Patio, Concrete	156	\$1,200

Plumbing

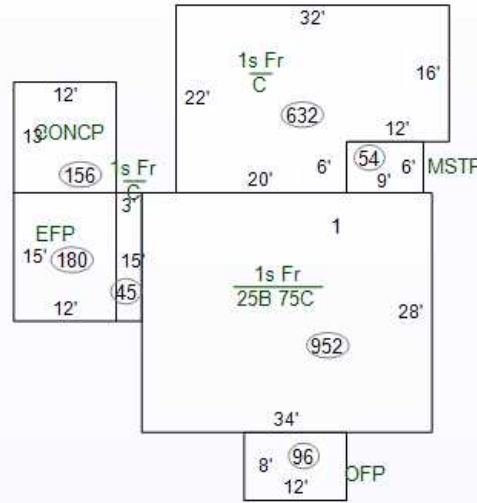
TF
Full Bath 2 6
Half Bath 0 0
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 0 0
Total 4 8

Accommodations

Bedrooms 2
Living Rooms 1
Dining Rooms 0
Family Rooms 0
Total Rooms 5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1629	1629	\$142,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	238	0	\$19,000	
Crawl	1391	0	\$9,000	
Slab				

Total Base \$170,100

Adjustments 1 Row Type Adj. x 1.00 \$170,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1629	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$177,500

Sub-Total, 1 Units

Exterior Features (+)	\$22,600	\$200,100
Garages (+) 0 sqft	\$0	\$200,100
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

Replacement Cost \$170,085

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	1940	1958	67	A		0.85		1,867 sqft	\$170,085	42%	\$98,650	0%	100%	1.240	1.000	100.00	0.00	0.00	\$122,300
2: Detached Garage	1	Wood Fr	C	1940	1940	85	A	\$39.83	0.85	\$33.86	24'x30'	\$24,376	45%	\$13,410	0%	100%	1.240	1.000	100.00	0.00	0.00	\$16,600
3: Type 3 Barn	1	T3AW	C	1940	1940	85	F	\$21.39	0.85		20' x 40' x 8'	\$10,807	70%	\$3,240	0%	100%	1.240	1.000	100.00	0.00	0.00	\$4,000
4: Type 3 Barn	1	T3AW	D	1976	1976	49	A	\$21.07	0.85		16' x 53' x 8'	\$9,021	65%	\$3,160	0%	100%	1.240	1.000	100.00	0.00	0.00	\$3,900