

General Information

Parcel Number
89-03-22-000-318.000-022

Local Parcel Number
09-22-000-318.000-12

Tax ID:
012-00469-00

Routing Number

Ownership

BAILEY, GREGORY A & TINA LYNN
3527 HOPEWELL RD
FOUNTAIN CITY, IN 47341

Legal

99 FT E S NE 1/4 SW SEC 22-18-14 3.0A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/07/2020	BAILEY, GREGORY A	2020006235	WD	/		
01/14/2008	BAILEY, GREGORY A	2008000392	WD	/	\$0	
06/26/2007	BAILEY, ARTHUR & H		CO	/		
01/01/1900	SHANK, C RAY & PAT		CO	/		

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION

12/9/2024 Misc: 2025 GENERAL REVALUATION

8/19/2020 Misc: 2021- ADDED ADDTION TO SFD. ADJUSTED SKETCH, AND CHANGED EFF YEAR

7/24/2020 Misc: 2021 GENERAL REVAL

12/31/2018 Misc: 2019: NEW CONSTRUCTION: ADD T3AW PER F/C 12/11/2018

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



Res

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)
3527 HOPEWELL RD
FOUNTAIN CITY, IN 47341

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$26,900	Land	\$26,900	\$23,400	\$21,400	\$21,400	\$21,400
\$19,400	Land Res (1)	\$19,400	\$16,900	\$15,500	\$15,500	\$15,500
\$7,500	Land Non Res (2)	\$7,500	\$6,500	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$5,900	\$5,900	\$5,900
\$161,400	Improvement	\$161,400	\$148,600	\$136,800	\$136,300	\$122,500
\$161,400	Imp Res (1)	\$161,400	\$148,600	\$102,900	\$101,600	\$92,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$33,900	\$34,700	\$29,600
\$188,300	Total	\$188,300	\$172,000	\$158,200	\$157,700	\$143,900
\$180,800	Total Res (1)	\$180,800	\$165,500	\$118,400	\$117,100	\$108,400
\$7,500	Total Non Res (2)	\$7,500	\$6,500	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$39,800	\$40,600	\$35,500

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	1.000000	1.00	\$19,400	\$19,400	\$19,400	0%	1.0000	100.00	0.00	0.00	\$19,400
91	A		0	1.970000	1.00	\$3,800	\$3,800	\$7,486	0%	1.0000	0.00	100.00	0.00	\$7,490
82	A	GE	0	0.030000	1.02	\$2,390	\$2,438	\$73	-100%	1.0000	0.00	100.00	0.00	\$0

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Rolling

Public Utilities **ERA**
Electricity

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Land Computations

Calculated Acreage	3.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	3.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.03
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	1.97
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	\$7,500
Supp. Page Land Value	
CAP 1 Value	\$19,400
CAP 2 Value	\$7,500
CAP 3 Value	\$0
Total Value	\$26,900

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1856 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
Stoop, Masonry	96	\$3,200
Porch, Enclosed Frame	144	\$11,600
Porch, Open Frame	50	\$4,300

Plumbing

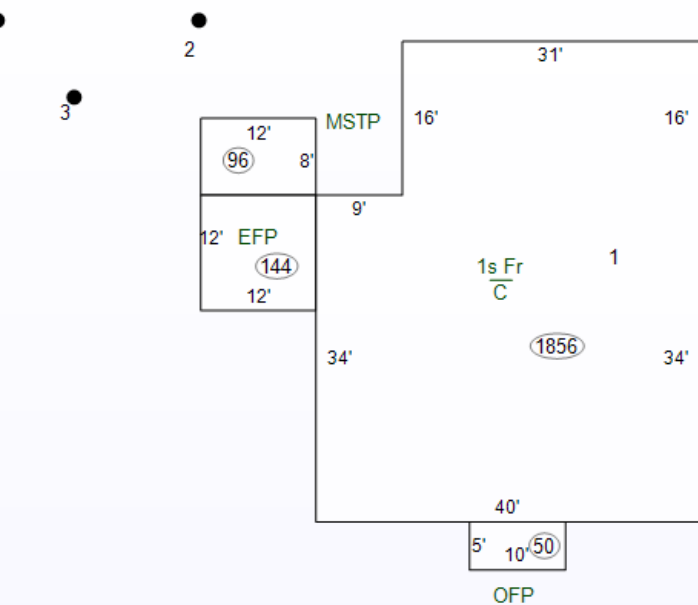
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1856	1856	\$157,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1856	0	\$10,600	
Slab				

Total Base \$168,000

Adjustments 1 Row Type Adj. x 1.00 \$168,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1856	\$5,600
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$176,800

Sub-Total, 1 Units

Exterior Features (+) \$19,100 \$195,900

Garages (+) 0 sqft \$0 \$195,900

Quality and Design Factor (Grade) 1.05

Location Multiplier 0.85

Replacement Cost \$174,841

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	1960	1969	56	A		0.85		1,856 sqft	\$174,841	40%	\$104,900	0%	100%	1.240	1.000	100.00	0.00	0.00	\$130,100
2: Barn, Pole (T3)	1	T3AW	C	2018	2018	7	A	\$19.27	0.85		30' x 40' x 12'	\$19,084	20%	\$15,270	0%	100%	1.240	1.000	100.00	0.00	0.00	\$18,900
3: Detached Garage	1	Wood Fr	C	1960	1960	65	A	\$46.21	0.85	\$39.28	20'x22'	\$17,283	42%	\$10,020	0%	100%	1.240	1.000	100.00	0.00	0.00	\$12,400
4: Utility Shed	1	SV	C	1966	1966	59	A		0.85		13'x13'		65%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0