

General Information

Parcel Number 89-03-23-000-101.001-022
Local Parcel Number 09-23-000-101.010-12

Tax ID: 012-00361-01

Routing Number

Property Class 101
Cash Grain/General Farm

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 0923000
Location Address (1) 2462 HOPEWELL RD FOUNTAIN CITY, IN 47341

Ownership

NEWMAN, HERSCHEL A & LINDA L
2462 HOPEWELL RD
FOUNTAIN CITY, IN 47341

Legal

PT NW SEC 23-18-14 2.273A

Transfer of Ownership

Date 01/01/1900 Owner NEWMAN, HERSCHE
Doc ID Code Book/Page Adj Sale Price V/I CO /

Notes

12/10/2024 Misc: 2025 GENERAL REVALUATION
7/24/2020 Misc: 2021 GENERAL REVAL



Agricultural

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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows include 2025, 2024, 2023, 2022, 2021 data.

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

Table with 15 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 9, 4, 4, 4, 82.

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

Data Source External Only

Collector 09/30/2024 js

Appraiser

Nexus

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage (2.27), Actual Frontage (0), Developer Discount, Parcel Acreage (2.27), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.16), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (1.11), Farmland Value (\$2,490), Measured Acreage (1.11), Avg Farmland Value/Acre (2243), Value of Farmland (\$2,490), Classified Total (\$0), Farm / Classified Value (\$2,500), Homesite(s) Value (\$19,400), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$19,400), CAP 2 Value (\$2,500), CAP 3 Value (\$0), Total Value (\$21,900).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1948 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, Enclosed Frame	336	\$18,700
Patio, Concrete	64	\$600
Canopy, Roof Extension	64	\$1,300

Plumbing

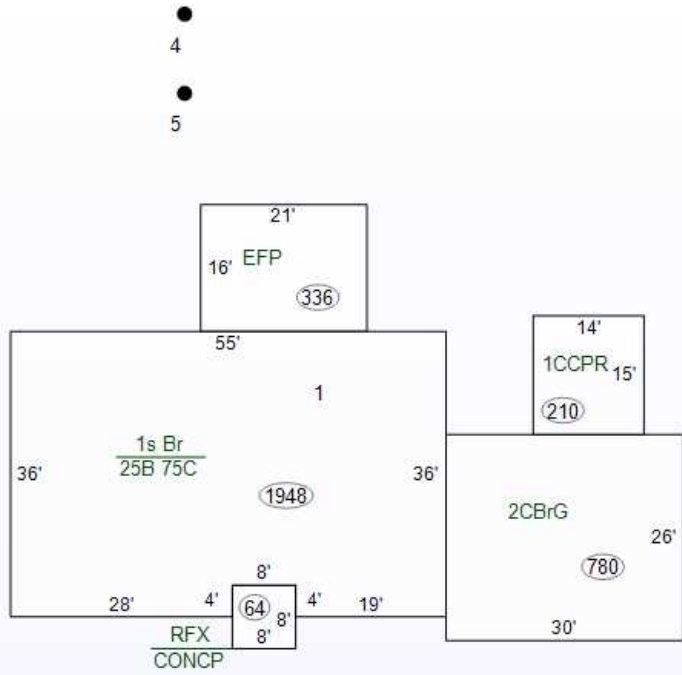
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	1948	1948	\$179,800	
2				
3				
4				
3 1/4				
1/2				
3/4				
Attic				
Bsmt	487	0	\$23,400	
Crawl	1461	0	\$9,200	
Slab				

Total Base		\$212,400
Adjustments	1 Row Type Adj. x 1.00	\$212,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1948	\$5,600
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit		\$222,000
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Sub-Total, 1 Units	
Exterior Features (+)	\$20,600 \$242,600
Garages (+) 990 sqft	\$36,700 \$279,300
Quality and Design Factor (Grade)	1.05
Location Multiplier	0.85
Replacement Cost	\$249,275

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	Brick	C+1	1980	1980	45 A		0.85		2,435 sqft	\$249,275	30%	\$174,490	0%	100%	1.240	1.000	100.00	0.00	0.00	\$216,400
2: Lean-to	1	Concrete	C	1980	1980	45 A	\$9.69	0.85		16'x40' x 10'	\$5,271	60%	\$2,110	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,100
3: Type 3 Barn	1	T3AW	C	1980	1980	45 A	\$18.95	0.85		32' x 40' x 12'	\$20,034	60%	\$8,010	0%	100%	1.000	1.000	0.00	100.00	0.00	\$8,000
4: Type 3 Barn	1	T3AW	C	2009	2009	16 A	\$17.68	0.85		30' x 56' x 16'	\$25,904	30%	\$18,130	0%	100%	1.000	1.000	100.00	0.00	0.00	\$18,100
5: Type 3 Barn	1	T31SO	C	2015	2015	10 A	\$13.92	0.85		40' x 64' x 16'	\$23,505	20%	\$18,800	0%	100%	1.000	1.000	100.00	0.00	0.00	\$18,800