3/7/2025 Misc: 2025 GENERAL REVAUATION

7/27/2020 Misc: 2021 GENERAL REVAL

1/17/2025 Misc: 2025 GENERAL REVALUATION

89-03-23-000-317.000-022

General Information Parcel Number

89-03-23-000-317.000-022

Local Parcel Number 09-23-000-317.000-12

Tax ID:

012-00478-00

Routing Number

Property Class 511

1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location	Information
O t	

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)

11105 HOUGH RD FOUNTAIN CITY, IN 47341

Zoning ZO01 Residential

Subdivision

Lot

Market Model

N/A

Level	Flood Hazard
Public Utilities Electricity	ERA
Streets or Roads	TIF

Characteristics

Neighborhood Life Cycle Stage

Static

Paved

Printed Tuesday, April 29, 2025

Review Group 2029

SHEPHERD, DARRELL J & MAR 11105 HOUGH RD

Ownership SHEPHERD, DARRELL J & MAI REM TO JOINT REVOCABLE T 11105 HOUGH RD FOUNTAIN CITY, IN 47341

Legal

PT SW 23-18-14 4.15A, 1.65A, PT W 1/2 VAC RR

0.258A, PT E 1/2 VAC RR 0.258A

RSHA	Date
RUST	01/27
	07/09

Transfer of Ownership						
Date	Owner	Doc ID	Code	Book/Page Adj Sale Pric	e V/I	
01/27/2016	SHEPHERD, DARREL	2016000776	QC	1	- 1	
07/09/2012	SHEPHERD, DARREL	2012005684	CO	1	- 1	
01/01/1900	SHEPHERD, DARREL	2012005684	CO	/	- 1	

Res

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				
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required					
\$37,100	Land	\$37,100	\$32,300	\$29,500	\$29,500	\$29,500
\$19,400	Land Res (1)	\$19,400	\$16,900	\$15,500	\$15,500	\$15,500
\$17,700	Land Non Res (2)	\$17,700	\$15,400	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$14,000	\$14,000	\$14,000
\$230,900	Improvement	\$230,900	\$200,100	\$184,000	\$181,700	\$169,600
\$230,900	Imp Res (1)	\$230,900	\$200,100	\$176,100	\$173,900	\$163,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$7,900	\$7,800	\$6,500
\$268,000	Total	\$268,000	\$232,400	\$213,500	\$211,200	\$199,100
\$250,300	Total Res (1)	\$250,300	\$217,000	\$191,600	\$189,400	\$178,600
\$17,700	Total Non Res (2)	\$17,700	\$15,400	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$21,900	\$21,800	\$20,500

			Data (Stan	idard De	ptn: Res	100°, CI 100°	Base L	_ot: Res	s 100° X ()', CI 10	IO. X O.)		
Land Type	Pricing Metho ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	Α	0	1.000000	1.00	\$19,400	\$19,400	\$19,400	0%	1.0000	100.00	0.00	0.00	\$19,400
91	Α	0	4.000000	1.00	\$3,800	\$3,800	\$15,200	0%	1.0000	0.00	100.00	0.00	\$15,200
91	Α	0	1.096000	1.00	\$3,800	\$3,800	\$4,165	-40%	1.0000	0.00	100.00	0.00	\$2,500
82	Α	0	0.220000	1.00	\$2,390	\$2,390	\$526	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computa	itions
Calculated Acreage	6.32
Actual Frontage	0
Developer Discount	
Parcel Acreage	6.32
81 Legal Drain NV	0.00
32 Public Roads NV	0.22
33 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	5.10
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 / Classifed Value	\$0
Homesite(s) Value	\$19,400
91/92 Value	\$17,700
Supp. Page Land Value	
CAP 1 Value	\$19,400
CAP 2 Value	\$17,700
CAP 3 Value	\$0
Total Value	\$37,100

Appraiser

2

Value

TF

6

0

1

0

Make	
Floor	Finish
Earth	✓ Tile
✓ Slab	Carpet
✓ Sub & Joist	Unfinished
Wood	Other
Parquet	
Wall	Finish
✓ Plaster/Drywall	✓ Unfinished
Paneling	Other

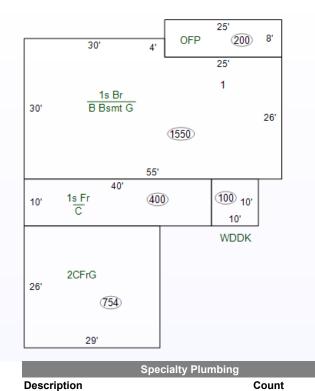
4	8
lations	
	3
	1
	0
	0
	7
ne	
	4 lations

Central Warm Air

✓ Paneling Fiberboard	Other	
	Ro	of

	Roofing		
Metal	✓ Asphalt	Slate	Tile

Wood Shingle	☐ Other	Slate		ile
	Exterior Fea	tures		
Description			Area	Value
Porch, Open Frame			200	\$10,100
Wood Deck			100	\$2,800



				- (
		Cost Lad	der	
Floor Constr	Base	Finish	Value	Totals
1 95	1950	1950	\$177,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1550	0	\$46,100	
Crawl	400	0	\$5,100	
Slab				
			Total Base	\$228,200
Adjustments	1 R	low Type	Adj. x 1.00	\$228,200
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)			2:1050	\$11,100
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				\$0
No Elec (-)				\$0
Plumbing (+ / -)		8 – 5	= 3 x \$800	\$2,400
Spec Plumb (+)				\$0
Elevator (+)				\$0
		Sub-Tota	I, One Unit	\$241,700
		Sub-To	tal, 1 Units	
Exterior Feature	s (+)		\$12,900	\$254,600
Garages (+) 115	4 sqft		\$33,700	\$288,300
Qualit	y and D	_	tor (Grade)	1.05
		Locatio	n Multiplier	0.85
		Replace	ment Cost	\$257,308

Summary of Improvements																	
Description	Story Constr Height Type	Grade Year Built Ye	eff Eff Co ar 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 5/6 Maso	C+1 1975 19	81 44 A		0.85		3,500 sqft	\$257,308	30%	\$180,120	0%	100% 1.240	1.000	100.00	0.00	0.00	\$223,300
2: Type 3 Barn	1 T3AW	C 1993 19	93 32 A	\$21.97	0.85		24' x 30' x 9'	\$12,297	50%	\$6,150	0%	100% 1.240	1.000	100.00	0.00	0.00	\$7,600

Total all pages \$230,900 Total this page \$230,900