

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

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

Characteristics

Topography Level 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

SHEPHERD, DARRELL J & MARSHA
REM TO JOINT REVOCABLE TRUST
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



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 1900 to 2016.

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
1/17/2025 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: Assessment Year (2022-2025), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes dollar amounts for various 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 9, 91, 82.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (6.32), Actual Frontage (0), Parcel Acreage (6.32), Total Acres Farmland (0.00), Total Value (\$37,100).

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	1
<b>Style</b>	N/A
<b>Finished Area</b>	1950 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Porch, Open Frame	200	\$10,100
Wood Deck	100	\$2,800

**Plumbing**

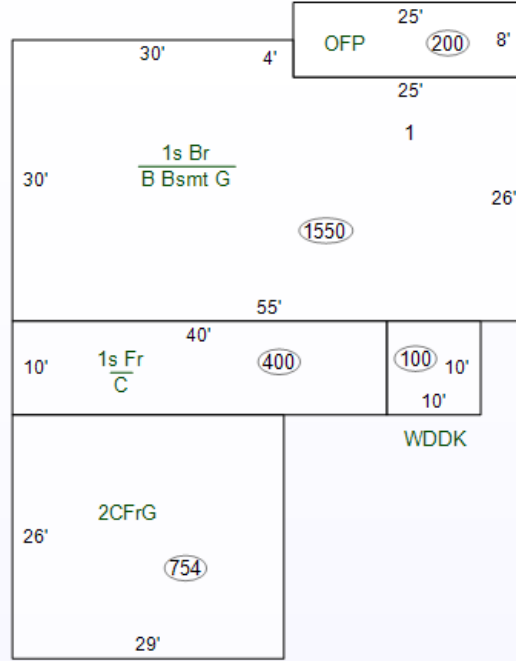
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

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 Row 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-Total, One Unit** \$241,700

**Sub-Total, 1 Units**

Exterior Features (+)	\$12,900	\$254,600
Garages (+) 1154 sqft	\$33,700	\$288,300
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

**Replacement Cost** \$257,308

**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	5/6 Maso	C+1	1975	1981	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	1993	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