

General Information

Parcel Number 89-03-23-000-331.000-022

Local Parcel Number 09-23-000-331.000-12

Tax ID: 012-00472-00

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) 11207 N US HIGHWAY 27 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

DUMLAO, RONALD & LAIZA G 11207 N US HWY 27 FOUNTAIN CITY, IN 47341

Legal

LOT 8 ROLLING ACRES SUB 3.79A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 01/01/1900 to 07/21/2009.

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION 11/12/2024 CYCLICAL: 2025 GENERAL REVAL



Res

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

Table with columns: 2025, 2024, 2023, 2022. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1-3) 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: Description, Value. Rows include Calculated Acreage (3.79), Actual Frontage (0), Developer Discount, Parcel Acreage (3.79), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.19), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (2.60), 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 (\$20,400), 91/92 Value (\$10,400), Supp. Page Land Value, CAP 1 Value (\$20,400), CAP 2 Value (\$10,300), CAP 3 Value (\$0), Total Value (\$30,700).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1568 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
Patio, Concrete	102	\$800
Wood Deck	446	\$7,900

Plumbing

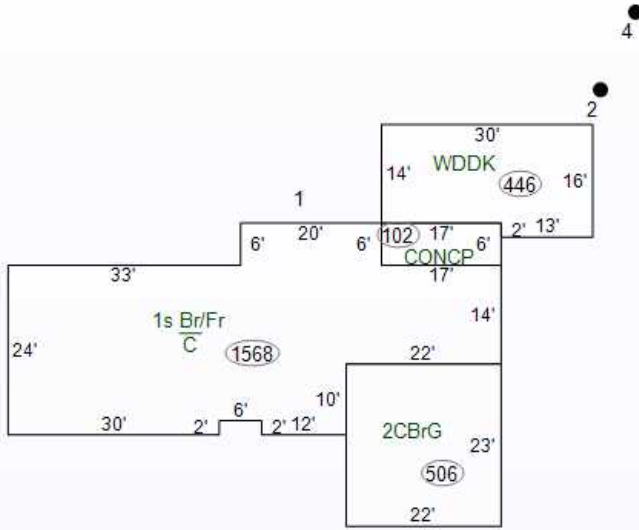
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	95	1568	1568	\$150,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1568	0	\$9,600	
Slab					

Total Base \$160,500

Adjustments 1 Row Type Adj. x 1.00 \$160,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1568	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$167,900

Sub-Total, 1 Units

Exterior Features (+)	\$8,700	\$176,600
Garages (+) 506 sqft	\$20,700	\$197,300
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

Replacement Cost \$176,090

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	1979	1979	46 A		0.85		1,568 sqft	\$176,090	35%	\$114,460	0%	100%	1.240	1.350	100.00	0.00	0.00	\$191,600
2: Canopy- Shed Type	1		C	1993	1993	32 A		0.85		11'x10'	\$765	26%	\$570	0%	100%	1.240	1.000	100.00	0.00	0.00	\$700
3: Detached Garage/Boat H	1	Pole	C	1998	1998	27 A	\$31.55	0.85	\$23.27	17'x25'	\$9,891	24%	\$7,520	0%	100%	1.240	1.000	100.00	0.00	0.00	\$9,300
4: Type 3 Barn	1	T3AW	C	1981	1981	44 A	\$19.80	0.85		30' x 36' x 8'	\$16,534	60%	\$6,610	0%	100%	1.240	1.000	100.00	0.00	0.00	\$8,200