

89-03-25-000-206.002-022

LEWIS, LEO I II & LAURA I

10989 MIDDLE RD

541, Mobile or Manufactured Home - Un

NEW GARDEN-125129 (012) 1/2

General Information

Parcel Number 89-03-25-000-206.002-022
Local Parcel Number 09-25-000-206.028-12

Tax ID: 012-00450-05

Routing Number

Property Class 541
Mobile or Manufactured Home - Un

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 0925000
Location Address (1) 10989 MIDDLE RD 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

LEWIS, LEO I II & LAURA I
10989 MIDDLE RD
FOUNTAIN CITY, IN 47341

Legal

PT NE SEC 25-18-14 3.774A PT NW SEC 25-18-14 0.332A



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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Transfer of Ownership

Date 01/01/1900 Owner LEWIS, LEO I II & LAU Doc ID Code Book/Page Adj Sale Price V/I

Res

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
1/16/2025 Misc: 2025 GENERAL REVALUATION
1/16/2025 Misc: 2025 GENERAL REVALUATION
1/18/2022 Misc: 2022 MOBILE HOME REPORT: REMOVE OBSOL PER COUNTY POLICY
7/24/2020 Misc: 2021 GENERAL REVAL

Land Computations

Table with columns for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, and Total Value \$30,700.

General Information

Occupancy Single-Family
 Description MH / C
 Story Height 1
 Style N/A
 Finished Area 1836 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, Treated Pine (Terraced)	256	\$2,900

Plumbing

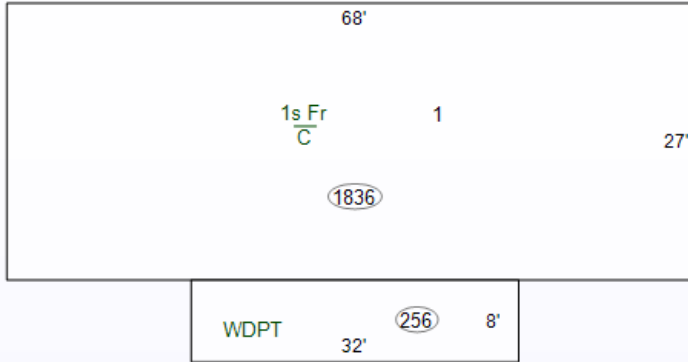
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	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	1836	1836	\$155,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1836	0	\$10,600	
Slab					

Total Base \$166,400

Adjustments 1 Row Type Adj. x 1.00 \$166,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1836	\$5,400
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$174,200

Sub-Total, 1 Units

Exterior Features (+)	\$2,900	\$177,100
Garages (+) 0 sqft	\$0	\$177,100
Quality and Design Factor (Grade)		0.60
Location Multiplier		0.85
Replacement Cost		\$90,321

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: MH / C	1	Wood Fr	E+2	2001	2001	24 F		0.85		1,836 sqft	\$90,321	30%	\$63,220	20%	100%	1.240	1.000	100.00	0.00	0.00	\$62,700
2: Barn, Pole (T3)	1	T3AW	C	2017	2017	8 A	\$16.90	0.85		40' x 50' x 12'	\$28,022	20%	\$22,420	0%	100%	1.240	1.000	100.00	0.00	0.00	\$27,800