

89-03-25-000-421.001-022

DUCEY, WILLIAM M L/E & WILLI

10367 MIDDLE RD

101, Cash Grain/General Farm

NEW GARDEN-125129 (012) 1/2

General Information

Parcel Number 89-03-25-000-421.001-022

Local Parcel Number 09-25-000-421.010-12

Tax ID: 012-00256-03

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 0925000

Location Address (1) 10367 MIDDLE 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

DUCEY, WILLIAM M L/E & WILLIAM M LIVING TRUST 10367 MIDDLE RD FOUNTAIN CITY, IN 47341

Legal

PT SW & SE SEC 25-18-14 4.917A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 01/29/2014 to 01/01/1900.

Notes

1/16/2025 Misc: 2025 GENERAL REVALUATION 7/27/2020 Misc: 2021 GENERAL REVAL



Agricultural

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include 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).

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 include various land parcels with their respective attributes.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (4.92), Actual Frontage (0), Developer Discount, Parcel Acreage (4.92), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.17), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (3.75), Farmland Value (\$5,060), Measured Acreage (3.75), Avg Farmland Value/Acre (1349), Value of Farmland (\$5,060), Classified Total (\$0), Farm / Classified Value (\$5,100), Homesite(s) Value (\$19,400), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$19,400), CAP 2 Value (\$5,100), CAP 3 Value (\$0), Total Value (\$24,500).

Data Source External Only

Collector 09/30/2024 js

Appraiser

Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2346 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, Open Frame	138	\$8,300
Wood Deck	720	\$13,000

Plumbing

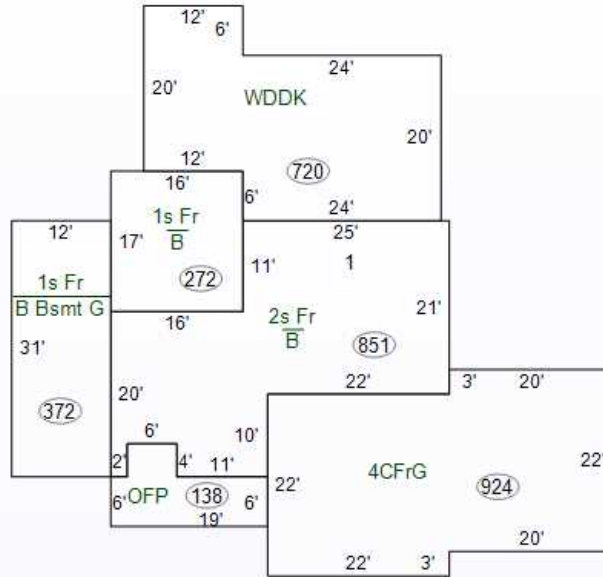
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
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	1Fr	1495	1495	\$134,500	
2	1Fr	851	851	\$47,100	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1495	0	\$45,100	
Crawl					
Slab					

Total Base \$226,700

Adjustments 1 Row Type Adj. x 1.00 \$226,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1495 2:851	\$6,700
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$237,400

Sub-Total, 1 Units

Exterior Features (+)	\$21,300	\$258,700
Garages (+) 1124 sqft	\$37,100	\$295,800
Quality and Design Factor (Grade)	1.20	
Location Multiplier	0.85	
Replacement Cost		\$301,716

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	2	Wood Fr	B	1995	1995	30	A		0.85		3,841 sqft	\$301,716	22%	\$235,340	12%	100%	1.240	1.000	100.00	0.00	0.00	\$256,800
2: Type 3 Barn	1	T3AW	C	2013	2013	12	A	\$19.27	0.85		30' x 40' x 12'	\$25,551	25%	\$19,160	0%	100%	1.000	1.000	100.00	0.00	0.00	\$19,200
3: Utility Shed	1	SV	C	2018	2018	7	A		0.85		8'x10'		25%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0