

General Information

Parcel Number 89-03-26-000-101.000-022

Local Parcel Number 09-26-000-101.000-12

Tax ID: 012-00052-00

Routing Number

Property Class 101 RENTAL 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 0926000

Location Address (1) 10782 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

DOHERTY, INC 2211 PEACOCK RD RICHMOND, IN 47374

Legal

PT NW SEC 26-18-14 96.50A

Transfer of Ownership

Date 01/01/1900 Owner DOHERTY, INC Doc ID CO Book/Page Adj Sale Price V/I

Notes

1/17/2025 Misc: 2025 GENERAL REVALUATION 7/28/2020 Misc: 2021 GENERAL REVAL



Agricultural

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

Table with 7 columns: Year (2025-2022), 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 15 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

Land Computations

Table with 2 columns: Description, Value. Includes Calculated Acreage (96.50), Actual Frontage (0), Developer Discount, Parcel Acreage (96.50), 81 Legal Drain NV (0.00), 82 Public Roads NV (2.86), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (92.64), Farmland Value (\$212,490), Measured Acreage (92.64), Avg Farmland Value/Acre (2294), Value of Farmland (\$212,520), Classified Total (\$0), Farm / Classified Value (\$212,500), Homesite(s) Value (\$19,400), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$19,400), CAP 2 Value (\$212,500), CAP 3 Value (\$0), Total Value (\$231,900)

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 1392 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, Enclosed Frame	162	\$11,600
Wood Deck	128	\$3,300

Plumbing

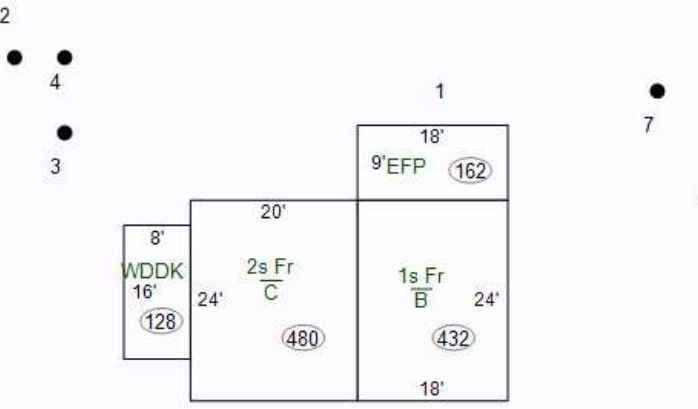
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	912	912	\$96,900	
2	1Fr	480	480	\$33,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		432	0	\$22,100	
Crawl		480	0	\$5,600	
Slab					

Total Base \$158,100

Adjustments 1 Row Type Adj. x 1.00 \$158,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:912 2:480 \$5,500
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$163,600

Sub-Total, 1 Units

Exterior Features (+) \$14,900 \$178,500

Garages (+) 0 sqft \$0 \$178,500

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.85

Replacement Cost \$128,966

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	D+1	1900	1900	125	F		0.85		1,824 sqft	\$128,966	65%	\$45,140	0%	100%	1.240	1.000	100.00	0.00	0.00	\$56,000
2: Canopy- Shed Type	1		C	1975	1975	50	A		0.85		10'x12'	\$935	35%	\$610	0%	100%	1.240	1.000	100.00	0.00	0.00	\$800
3: Detached Garage/Boat H	1	Concrete	D	1950	1950	75	A	\$40.70	0.85	\$27.68	20'x32'	\$17,713	50%	\$8,860	0%	100%	1.240	1.000	100.00	0.00	0.00	\$11,000
4: Frame Corn Crib	1	Drive Thr	D	1920	1920	105	P	\$21.57	0.85		24' x 25'	\$8,801	80%	\$1,760	50%	100%	1.000	1.000	0.00	0.00	100.00	\$900
5: Lean-to	1	Concrete	D	1920	1920	105	F	\$8.80	0.85		12'x70' x 8'	\$5,027	70%	\$1,510	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,500
6: Silo	1	Glass Lin	D	1930	1930	95	P		0.85		20' x 72'	\$65,239	80%	\$13,050	75%	100%	1.000	1.000	0.00	0.00	100.00	\$3,300
7: Type 2 Barn	1		D	1920	1920	105	P	\$32.87	0.85		26' x 70' x 16'	\$64,303	80%	\$12,860	0%	100%	1.000	1.000	0.00	0.00	100.00	\$12,900