

General Information

Parcel Number  
89-03-26-000-204.003-022

Local Parcel Number  
09-26-000-204.030-12

Tax ID:  
012-00445-07

Routing Number

Property Class 510  
1 Family Dwell - Platted Lot

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)  
1444 BOCKHOFER RD  
FOUNTAIN CITY, IN 47341

Zoning  
ZO01 Residential

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography Flood Hazard  
Level

Public Utilities ERA

Streets or Roads TIF  
Paved

Neighborhood Life Cycle Stage  
Static

Printed Tuesday, April 29, 2025  
Review Group 2029

Ownership

SARGENT, JOSHUA & AMANDA K  
1444 BOCKHOFER RD  
FOUNTAIN CITY, IN 47341

Legal

LOT 1 BOCKHOFER SUB DIV

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/22/2022	SARGENT, JOSHUA	2022008812	QC	/		I
04/16/2021	SARGENT, JOSHUA	2021003712	WD	/	\$415,000	V
03/09/2016	PEERS, CHRISTOPH	2016001935	WD	/	\$346,000	V
09/04/2012	CROWE, JEFFREY C	2012007528	WD	/	\$335,000	V
01/01/1900	APSLEY, JAMES G &	2012007528	WD	/	\$335,000	I

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION  
11/14/2024 Misc: 2025 GENERAL REVAUATION  
5/14/2021 Misc: 2022 SALES REVIEW  
9/1/2020 Misc: 2021- GENERAL REVAL



Res

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$50,700</b>	<b>Land</b>	<b>\$50,700</b>	<b>\$44,100</b>	<b>\$40,200</b>	<b>\$40,200</b>	<b>\$34,800</b>
\$19,400	Land Res (1)	\$19,400	\$16,900	\$15,500	\$15,500	\$15,500
\$31,300	Land Non Res (2)	\$31,300	\$27,200	\$0	\$0	\$400
\$0	Land Non Res (3)	\$0	\$0	\$24,700	\$24,700	\$18,900
<b>\$418,300</b>	<b>Improvement</b>	<b>\$418,300</b>	<b>\$383,200</b>	<b>\$356,300</b>	<b>\$357,400</b>	<b>\$304,800</b>
\$418,300	Imp Res (1)	\$418,300	\$383,200	\$325,800	\$325,200	\$274,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$30,500	\$32,200	\$30,300
<b>\$469,000</b>	<b>Total</b>	<b>\$469,000</b>	<b>\$427,300</b>	<b>\$396,500</b>	<b>\$397,600</b>	<b>\$339,600</b>
\$437,700	Total Res (1)	\$437,700	\$400,100	\$341,300	\$340,700	\$290,000
\$31,300	Total Non Res (2)	\$31,300	\$27,200	\$0	\$0	\$400
\$0	Total Non Res (3)	\$0	\$0	\$55,200	\$56,900	\$49,200

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

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
9	A		0	1.000000	1.00	\$19,400	\$19,400	\$19,400	0%	1.0000	100.00	0.00	0.00	\$19,400
91	A		0	4.000000	1.00	\$3,800	\$3,800	\$15,200	0%	1.0000	0.00	100.00	0.00	\$15,200
91	A		0	4.711	1.00	\$3,800	\$3,800	\$17,902	-10%	1.0000	0.00	100.00	0.00	\$16,110
82	A		0	0.29	1.00	\$2,390	\$2,390	\$693	-100%	1.0000	0.00	100.00	0.00	\$0

Land Computations

Calculated Acreage	10.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	10.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.29
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	8.71
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	\$19,400
91/92 Value	\$31,300
Supp. Page Land Value	
CAP 1 Value	\$19,400
CAP 2 Value	\$31,300
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$50,700</b>

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 3760 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	384	\$16,400
Wood Deck	72	\$2,300
Porch, Open Frame	368	\$16,400

**Plumbing**

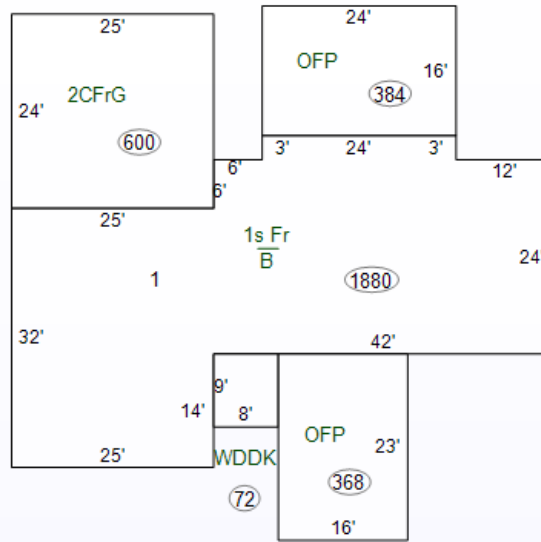
	#	TF
<b>Full Bath</b>	3	9
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	3	3
<b>Total</b>	9	16

**Accommodations**

<b>Bedrooms</b>	4
<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
Whirl Pool (6)	1	\$9,800

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1880	1880	\$158,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1880	1880	\$117,300	
Crawl				
Slab				

**Total Base** \$276,200

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1880	\$5,600
No Elec (-)		\$0
Plumbing (+ / -)	16 - 5 = 11 x \$800	\$8,800
Spec Plumb (+)		\$9,800
Elevator (+)		\$0

**Sub-Total, One Unit** \$305,100

**Sub-Total, 1 Units**

Exterior Features (+)	\$35,100	\$340,200
Garages (+) 600 sqft	\$24,700	\$364,900
Quality and Design Factor (Grade)		1.15
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$356,690</b>

**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	Wood Fr	B-1	2006	2011	14 A		0.85		3,760 sqft	\$356,690	12%	\$313,890	0%	100%	1.240	1.000	100.00	0.00	0.00	\$389,200
2: SHED w/ PORCH	1		D	2007	2007	18 F	\$19.35	0.85	\$13.16	16'x16'	\$3,368	55%	\$1,520	0%	100%	1.240	1.000	100.00	0.00	0.00	\$1,900
3: Type 3 Barn	1	T3AW	C	2006	2006	19 A	\$15.86	0.85		40' x 64' x 12'	\$33,729	35%	\$21,920	0%	100%	1.240	1.000	100.00	0.00	0.00	\$27,200