

General Information

Parcel Number 89-03-27-000-213.000-022
Local Parcel Number 09-27-000-213.000-12

Tax ID: 012-00051-00

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 0927000

Location Address (1) 2986 BOCKHOFER 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

DOHERTY, INC
2211 PEACOCK RD
RICHMOND, IN 47374

Legal

E 1/2 NE SEC 27-18-14 79.75A E 1/2 W 1/2 NE SEC 27-18-14 40A



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

Table with 7 columns: Year, 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

Transfer of Ownership

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

Notes

11/14/2024 Misc: 2025 GENERAL REVAUATION
8/5/2020 Misc: 2021 GENERAL REVAL

Agricultural

Land Computations

Table with 2 columns: Description, Value. Includes rows 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, Total Value \$253,100

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2060 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
Portico	184	\$6,900
Wood Deck	512	\$9,600

Plumbing

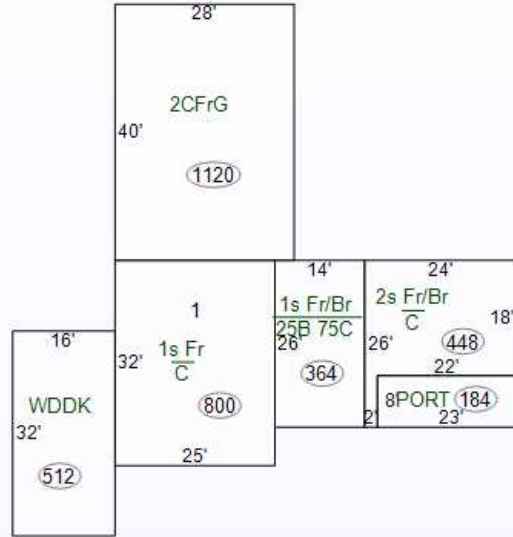
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	91A	1612	1612	\$142,800	
2	91A	448	448	\$33,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		91	0	\$16,400	
Crawl		1521	0	\$9,400	
Slab					

Total Base \$202,100

Adjustments 1 Row Type Adj. x 1.00 \$202,100

Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)		PS:2	PO:2	\$9,400
No Heating (-)				\$0
A/C (+)		1:1612	2:448	\$5,900
No Elec (-)				\$0
Plumbing (+ / -)		8 - 5 = 3 x	\$800	\$2,400
Spec Plumb (+)				\$0
Elevator (+)				\$0

Sub-Total, One Unit \$219,800

Sub-Total, 1 Units

Exterior Features (+)	\$16,500	\$236,300
Garages (+) 1120 sqft	\$40,300	\$276,600
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$235,110

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	1/6 Maso	C	1900	1900	125	F		0.85		2,151 sqft	\$235,110	50%	\$117,560	0%	100%	1.240	1.000	100.00	0.00	0.00	\$145,800
2: Lean-to	1	SV	C	1935	1935	90	A		0.85		12'x44' x 9'		65%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$400
3: Lean-to	1	Concrete	D	1960	1960	65	F	\$8.80	0.85		20'x49' x 8'	\$5,864	70%	\$1,760	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,800
4: Milk House	1	D	D	1930	1930	95	P	\$35.14	0.85		12'x20'	\$5,735	80%	\$1,150	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,200
5: Milk House	1	C	C	1975	1975	50	F	\$25.92	0.85		18'x45'	\$17,846	70%	\$5,350	0%	100%	1.000	1.000	0.00	0.00	100.00	\$5,400
6: Silo	1	Glass Lin	C	1980	1980	45	A		0.85		20' x 48'	\$53,499	65%	\$18,720	95%	100%	1.000	1.000	0.00	0.00	100.00	\$900
7: Silo	1	Reinforc	C	1962	1962	63	A		0.85		20' x 50'	\$36,890	65%	\$12,910	95%	100%	1.000	1.000	0.00	0.00	100.00	\$600
8: Type 2 Barn	1		D	1930	1930	95	P	\$35.76	0.85		38' x 44' x 16'	\$47,861	80%	\$9,570	75%	100%	1.000	1.000	0.00	0.00	100.00	\$2,400
9: Type 3 Barn	1	T3AW	C	1966	1966	59	F	\$17.09	0.85		29' x 66' x 12'	\$37,426	70%	\$11,230	50%	100%	1.000	1.000	100.00	0.00	0.00	\$5,600