

General Information

Parcel Number 89-03-34-000-204.001-022

Local Parcel Number 09-34-000-204.010-12

Tax ID: 012-00045-01

Routing Number

Property Class 100 Vacant Land

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

Location Address (1) BONN RD FOUNTAIN CITY, IN 47341

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025 Review Group 2029

Ownership

KING, STEPHEN & ESTHER 9847 BONN RD FOUNTAIN CITY, IN 47341

Legal

PT N 1/2 NE 34-18-14 55.098A



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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and various land value categories (Land, Land Res, Land Non Res, Improvement, Imp Res, Imp Non Res, Total).

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. Includes rows for various land parcels and their characteristics.

Data Source External Only Collector 09/30/2024 js Appraiser Nexus

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I. Lists ownership transfers from 1900 to 2013.

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION 11/21/2023 SPLIT/COMBINE/ETC: 2024: INSTR# 2023008909 SPLITS 21.902A TO 012-00045-02 11-17-2023

Land Computations

Table with columns for various land metrics: Calculated Acreage (55.10), Actual Frontage (0), Developer Discount (checkbox), Parcel Acreage (55.10), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.28), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (54.82), Farmland Value (\$108,890), Measured Acreage (54.82), Avg Farmland Value/Acre (1986), Value of Farmland (\$108,880), Classified Total (\$0), Farm / Classified Value (\$108,900), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$108,900), CAP 3 Value (\$0), Total Value (\$108,900).

