

89-03-34-000-415.002-022

General Information

Parcel Number
89-03-34-000-415.002-022

Local Parcel Number
09-34-000-415.020-12

Tax ID:
012-00030-02

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

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
0934000

Location Address (1)
9440 BRAGG RD
FOUNTAIN CITY, IN 47341

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2029

REYNOLDS, JEREMY T & KARI

Ownership

REYNOLDS, JEREMY T & KARI ANN
9440 BRAGG RD
FOUNTAIN CITY, IN 47341

Legal

PT SE SEC 34-18-14 5.823A DITCH: 515-00065-00



9440 BRAGG RD

511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/18/2016	REYNOLDS, JEREMY	2016003912	WD	/	\$248,000	V
01/01/1900	WITTE, MICHAEL M &	2016003912	WD	/	\$248,000	I

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	☐	☐	☐	☐	☐
\$36,200	Land	\$36,200	\$31,500	\$28,800	\$28,800	\$28,800
\$19,400	Land Res (1)	\$19,400	\$16,900	\$15,500	\$15,500	\$15,500
\$16,800	Land Non Res (2)	\$16,800	\$14,600	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$13,300	\$13,300	\$13,300
\$306,200	Improvement	\$306,200	\$266,800	\$251,300	\$248,300	\$223,200
\$306,200	Imp Res (1)	\$306,200	\$266,800	\$235,900	\$233,000	\$210,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$15,400	\$15,300	\$12,900
\$342,400	Total	\$342,400	\$298,300	\$280,100	\$277,100	\$252,000
\$325,600	Total Res (1)	\$325,600	\$283,700	\$251,400	\$248,500	\$225,800
\$16,800	Total Non Res (2)	\$16,800	\$14,600	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$28,700	\$28,600	\$26,200

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	0.692000	1.00	\$3,800	\$3,800	\$2,630	-40%	1.0000	0.00	100.00	0.00	\$1,580
82	A		0	0.131000	1.00	\$2,390	\$2,390	\$313	-100%	1.0000	0.00	100.00	0.00	\$00

NEW GARDEN-125129 (012 1/2

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
1/17/2025 Misc: 2025 GENERAL REVALUATION
7/27/2020 Misc: 2021 GENERAL REVAL

Land Computations

Calculated Acreage	5.82
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	5.82
81 Legal Drain NV	0.00
82 Public Roads NV	0.13
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	4.69
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	\$16,800
Supp. Page Land Value	
CAP 1 Value	\$19,400
CAP 2 Value	\$16,800
CAP 3 Value	\$0
Total Value	\$36,200

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

3800 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☒ Slab

☒ Carpet

☒ Sub & Joist

☐ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

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

3

Living Rooms

1

Dining Rooms

0

Family Rooms

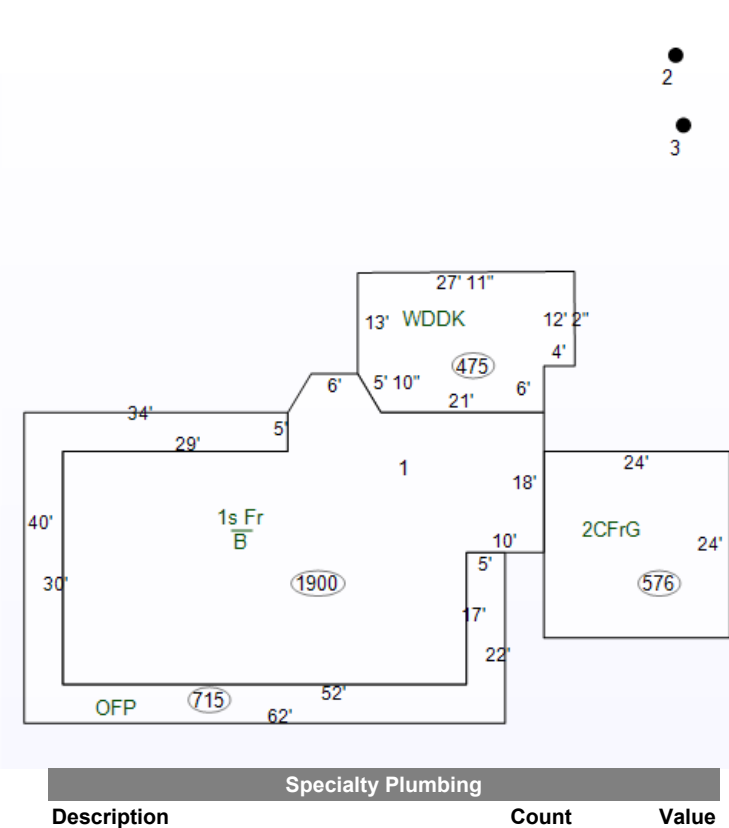
0

Total Rooms

6

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1900	1900	\$160,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1900	1900	\$118,600	
Crawl					
Slab					
Total Base				\$279,000	
Adjustments				1 Row Type Adj. x 1.00	\$279,000
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				PS:1 PO:1	\$4,700
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$286,100
Sub-Total, 1 Units					
Exterior Features (+)				\$36,100	\$322,200
Garages (+) 576 sqft				\$24,700	\$346,900
Quality and Design Factor (Grade)				1.05	
Location Multiplier				0.85	
Replacement Cost					\$309,608

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	C+1	1998	1998	27	A		0.85		3,800 sqft	\$309,608	24%	\$235,300	0%	100%	1.240	1.000	100.00	0.00	0.00	\$291,800
2: Canopy- Shed Type	1		C	2004	2004	21	A		0.85		7'x20'	\$1,105	22%	\$860	0%	100%	1.240	1.000	100.00	0.00	0.00	\$1,100
3: Patio- Concrete- At grade	1		C	2008	2008	17	A		0.85		7'x40'	\$1,700	16%	\$1,430	0%	100%	1.240	1.000	100.00	0.00	0.00	\$1,800
4: Type 3 Barn	1	T3AW	C	1998	1998	27	A	\$19.27	0.85		30' x 40' x 10'	\$18,512	50%	\$9,260	0%	100%	1.240	1.000	100.00	0.00	0.00	\$11,500