

General Information

Parcel Number 89-03-35-000-208.005-022

Local Parcel Number 09-35-000-208.050-12

Tax ID: 012-00300-05

Routing Number

Property Class 540 Mobile or Manufactured Home - Plat

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 0935000

Location Address (1) 9682 N US HIGHWAY 27 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

GRAY, ALLEN C & JODI L 9682 N US HIGHWAY 27 FOUNTAIN CITY, IN 47341

Legal

LOT 4 ROLLING FIELDS

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/07/2014 to 01/01/1900.

Notes

11/13/2024 CYCLICAL: 2025 GENERAL REVAL



Res

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

Table with 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). Rows show values for years 2022-2025.

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

Table with 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. Rows include details for lots 9, 91, and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (3.36), Actual Frontage (0), Developer Discount, Parcel Acreage (3.36), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.06), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (2.30), 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 (\$8,700), Supp. Page Land Value, CAP 1 Value (\$19,400), CAP 2 Value (\$8,700), CAP 3 Value (\$0), Total Value (\$28,100).

General Information

Occupancy	Single-Family
Description	MH W / C
Story Height	1
Style	N/A
Finished Area	1728 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Wood Deck	144	\$3,700
Patio, Concrete	80	\$600

Plumbing

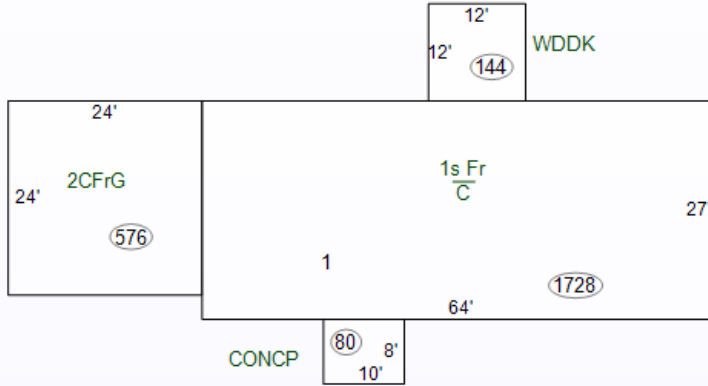
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1728	1728	\$149,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1728	0	\$10,200	
Slab				

Total Base \$159,300

Adjustments 1 Row Type Adj. x 1.00 \$159,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1728	\$5,200
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$166,900

Sub-Total, 1 Units

Exterior Features (+)	\$4,300	\$171,200
Garages (+) 576 sqft	\$24,700	\$195,900
Quality and Design Factor (Grade)		0.60
Location Multiplier		0.85
Replacement Cost		\$99,909

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: MH W / C	1	Wood Fr	E+2	2000	2000	25	A		0.85		1,728 sqft	\$99,909	26%	\$73,930	5%	100%	1.240	1.000	100.00	0.00	0.00	\$87,100
2: Lean-To	1	Earth Flo	D	2022	2022	3	F	\$4.69	0.85		6'x20' x 8'	\$383	15%	\$330	0%	100%	1.240	1.000	0.00	0.00	100.00	\$400
3: Lean-To	1	Earth Flo	D	2022	2022	3	F	\$4.69	0.85		6'x20' x 8'	\$383	15%	\$330	0%	100%	1.240	1.000	0.00	0.00	100.00	\$400
4: Type 3 Barn	1	T3AW	D	2022	2022	3	F	\$25.55	0.85		20' x 20' x 14'	\$5,965	15%	\$5,070	0%	100%	1.240	1.000	100.00	0.00	0.00	\$6,300