

General Information

Parcel Number
89-03-35-000-422.002-022

Local Parcel Number
09-35-000-422.020-12

Tax ID:
012-00046-02

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)
N US HIGHWAY 27
FOUNTAIN CITY, IN 47341

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA
Electricity

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

SHOWALTER, DAVE & CATHERINE L
9110 N US HIGHWAY 27
FOUNTAIN CITY, IN 47341

Legal

PT SE 35-18-14 11.690A PT SE 35-18-14 0.50A



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	☐	☐	☐	☐	☐
\$23,800	Land	\$23,800	\$22,700	\$18,900	\$14,900	\$12,800
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$23,800	Land Non Res (2)	\$23,800	\$22,700	\$18,900	\$14,900	\$12,800
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$23,800	Total	\$23,800	\$22,700	\$18,900	\$14,900	\$12,800
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$23,800	Total Non Res (2)	\$23,800	\$22,700	\$18,900	\$14,900	\$12,800
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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
4	A	CRB	0	9.710000	0.89	\$2,390	\$2,127	\$20,653	0%	1.0000	0.00	100.00	0.00	\$20,650
4	A	SUC3	0	1.520000	0.68	\$2,390	\$1,625	\$2,470	0%	1.0000	0.00	100.00	0.00	\$2,470
5	A	CRB	0	0.270000	0.89	\$2,390	\$2,127	\$574	-60%	1.0000	0.00	100.00	0.00	\$230
5	A	SUC3	0	0.690000	0.68	\$2,390	\$1,625	\$1,121	-60%	1.0000	0.00	100.00	0.00	\$450

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only

Collector 09/30/2024 js

Appraiser

Nexus

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/23/2012	SHOWALTER, DAVE	2012003114	CO	/		I
01/01/1900	SHOWALTER, DAVE	2012003114	CO	/		I

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
7/22/2020 Misc: 2021 GENERAL REVAL
5/31/2016 : 2017 GENERAL REVAL PHASE 3

Land Computations

Calculated Acreage	12.19
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	12.19
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	12.19
Farmland Value	\$23,800
Measured Acreage	12.19
Avg Farmland Value/Acre	1952
Value of Farmland	\$23,790
Classified Total	\$0
Farm / Classified Value	\$23,800
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$23,800
CAP 3 Value	\$0
Total Value	\$23,800

