

89-03-35-000-430.000-022

SHOWALTER, DAVID R & CATH

9110 N US HIGHWAY 27

101, Cash Grain/General Farm

NEW GARDEN-125129 (012) 1/2

General Information

Parcel Number 89-03-35-000-430.000-022
Local Parcel Number 09-35-000-430.000-12

Tax ID: 012-00486-00

Routing Number

Property Class 101
Cash Grain/General Farm

Year: 2025

Location Information

County WAYNE
Township NEW GARDEN TOWNSHIP
District 022 (Local 012)
School Corp 8375
Neighborhood 125129-012
Section/Plat 0935000
Location Address (1) 9110 N US HIGHWAY 27 FOUNTAIN CITY, IN 47341

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

SHOWALTER, DAVID R & CATHERIN
9110 N US HIGHWAY 27
FOUNTAIN CITY, IN 473419788

Legal

PT SE 35-18-14 1.25A PT NW D SE 35-18-14 25A PT SE 35-18-14 1.0A



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

Table with 7 columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various land use categories.

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. Rows 9, 4, 5, 71.

Market Model

N/A

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Transfer of Ownership

Table with 7 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows 04/23/2012, 01/01/1900.

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Notes

11/13/2024 CYCLICAL: 2025 GENERAL REVAL

Agricultural

Land Computations

Table with 2 columns: Description, Value. Rows include 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.

Data Source External Only

Collector 09/30/2024 js

Appraiser Nexus

Total Value \$71,100

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1568 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
Porch, Open Frame	120	\$7,500
Porch, Enclosed Frame	416	\$21,900
Porch, Open Frame	240	\$12,000
Canopy, Roof Extension	64	\$1,300
Stoop, Masonry	64	\$2,700

Plumbing

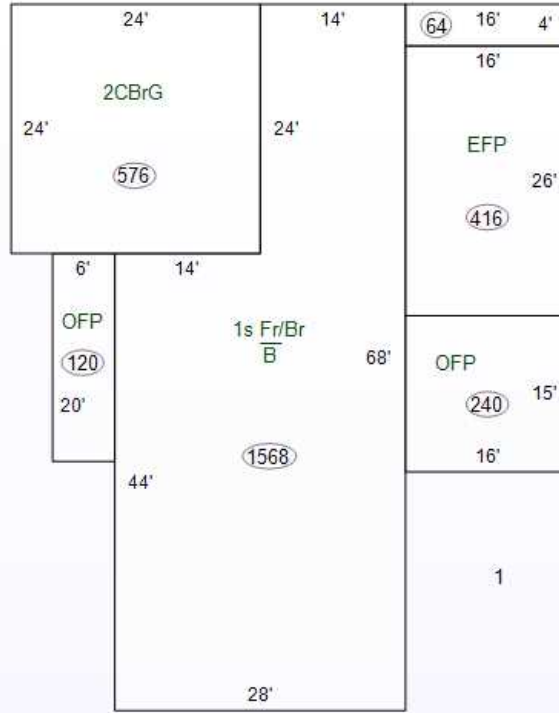
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

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

Heat Type

Central Warm Air



RFX
MSTP

- 10 ●
- 9 ●
- 11 ●
- 6 ●
- 3 ●
- 5 ●
- 7 ●
- 8 ●
- 2 ●
- 4 ●

Specialty Plumbing		
Description	Count	Value
OFF (120)	1	
OFF (240)	1	

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 95	1568	1568	\$150,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1568	0	\$46,500	
Crawl				
Slab				
Total Base			\$197,400	
Adjustments			1 Row Type Adj. x 1.00	\$197,400
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)			MS:1 MO:1	\$4,500
No Heating (-)				\$0
A/C (+)				\$0
No Elec (-)				\$0
Plumbing (+ / -)			7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$203,500
Sub-Total, 1 Units				
Exterior Features (+)			\$45,400	\$248,900
Garages (+) 576 sqft			\$25,800	\$274,700
Quality and Design Factor (Grade)				1.00
Location Multiplier				0.85
Replacement Cost				\$233,495

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	5/6 Maso	C	1967	1967	58	F		0.85		3,136 sqft	\$233,495	45%	\$128,420	17%	100%	1.240	1.000	100.00	0.00	0.00	\$132,200
2: Lean-to	1	Earth Flo	C	1970	1970	55	F	\$6.39	0.85		20'x40' x 12'	\$5,214	70%	\$1,560	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,600
3: Lean-to	1	Earth Flo	C	1984	1984	41	F	\$6.39	0.85		14'x32' x 12'	\$3,911	60%	\$1,560	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,600
4: Lean-to	1	Earth Flo	C	1985	1985	40	F	\$4.69	0.85		12'x32' x 8'	\$1,914	60%	\$770	0%	100%	1.000	1.000	0.00	0.00	100.00	\$800
5: Lean-To	1	Concrete	D	1980	1980	45	A	\$10.50	0.85		14'x16' x 12'	\$1,599	60%	\$640	0%	100%	1.000	1.000	0.00	0.00	100.00	\$600
6: Patio- Concrete- At grade	1		C	1995	1995	30	A		0.85		9'x16'	\$1,020	24%	\$780	25%	100%	1.240	1.000	100.00	0.00	0.00	\$700
7: Steel Grain Bin	1		C	1970	1970	55	F		0.85		18' x 18'	\$12,916	70%	\$3,870	0%	100%	1.000	1.000	0.00	0.00	100.00	\$3,900
8: Steel Grain Bin	1		C	2000	2000	25	A		0.85		32' x 18'	\$25,709	55%	\$11,570	0%	100%	1.000	1.000	0.00	0.00	100.00	\$11,600
9: Type 2 Barn HB	1	SV	D	1935	1935	90	F		0.85		24' x 40' x 13'		70%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$6,900
10: Type 3 Barn	1	T3AW	C	2001	2001	24	A	\$14.27	0.85		42' x 92' x 14'	\$46,879	45%	\$25,780	0%	100%	1.000	1.000	100.00	0.00	0.00	\$25,800
11: Utility Shed	1	SV	D	1930	1930	95	F		0.85		8'x16'		70%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0