

General Information

Parcel Number 89-07-01-110-205.000-022
Local Parcel Number 11-01-110-205.000-12

Tax ID: 012-00453-01

Routing Number

Ownership

MC GUIRE, RANDALL S
112 E NORTH ST
FOUNTAIN CITY, IN 47341

Legal

FRAC SEC 1-17-14 0.50A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/11/2020 to 01/01/1900.

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
9/4/2020 Misc: 2021: GENERAL REVAL

Property Class 599
Other Residential Structures



Res

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 1101110

Location Address (1)
E NORTH ST
FOUNTAIN CITY, IN 47341

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA
Water, Gas, Electricity

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2029

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 data 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. Row 1: 91, A, 0, 0.500000, 1.00, \$3,800, \$3,800, \$1,900, 0%, 1.0000, 0.00, 100.00, 0.00, \$1,900.

Land Computations

Table with columns: Description, Value. Rows include: Calculated Acreage (0.50), Actual Frontage (0), Developer Discount, Parcel Acreage (0.50), 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 (0.50), 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 (\$0), 91/92 Value (\$1,900), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$1,900), CAP 3 Value (\$0), Total Value (\$1,900).

General Information

Occupancy Detached Garage
Description Detached Garage/Boa
Story Height 0
Style N/A
Finished Area
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

Plumbing

TF
Full Bath
Half Bath
Kitchen Sinks
Water Heaters
Add Fixtures
Total

Accommodations

Bedrooms
Living Rooms
Dining Rooms
Family Rooms
Total Rooms

Heat Type

Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Total Base

Adjustments Row Type Adj.

Unfin Int (-)
 Ex Liv Units (+)
 Rec Room (+)
 Loft (+)
 Fireplace (+)
 No Heating (-)
 A/C (+)
 No Elec (-)
 Plumbing (+ / -)
 Spec Plumb (+)
 Elevator (+)

Sub-Total, One Unit \$0

Sub-Total, 1 Units

Exterior Features (+) \$0 \$0

Garages (+) 0 sqft \$0 \$0

Quality and Design Factor (Grade) 0.95

Location Multiplier 0.85

Replacement Cost \$19,667

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: Detached Garage/Boat H	1	Wood Fr	C-1	1995	1995	30 A	\$42.58	0.85	\$34.38	22'x26'	\$19,667	24%	\$14,950	0%	100%	1.240	1.000	100.00	0.00	0.00	\$18,500