

89-07-01-110-208.000-023

MC GUIRE, RANDALL S

112 E NORTH ST

511, 1 Family Dwell - Unplatted (0 to 9.9

NEW GARDEN-125129 (024 1/2

General Information

Parcel Number 89-07-01-110-208.000-023
Local Parcel Number 11-01-110-208.000-24

Tax ID: 024-00310-00

Routing Number

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

Year: 2025

Location Information

County WAYNE

Township NEW GARDEN TOWNSHIP

District 023 (Local 024) FOUNTAIN CITY TOWN

School Corp 8375 NORTHEASTERN WAYNE

Neighborhood 125129-024 NEW GARDEN-125129 (024)

Section/Plat 1101110

Location Address (1) 112 E NORTH ST FOUNTAIN CITY, IN 47341

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Water, Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

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

Legal

FRACT SEC 1-17-14 0.44A

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
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 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: 9, A, 0, 0.440000, 1.59, \$19,400, \$30,846, \$13,572, 0%, 1.0000, 100.00, 0.00, 0.00, \$13,570

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.44), Actual Frontage (0), Developer Discount, Parcel Acreage (0.44), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.44), 91/92 Acres (0.00), 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 (\$13,600), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$13,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$13,600)

Data Source External Only

Collector 09/30/2024 js

Appraiser

Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2182 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	32	\$3,400
Porch, Open Frame	120	\$7,500
Patio, Concrete	221	\$1,700

Plumbing

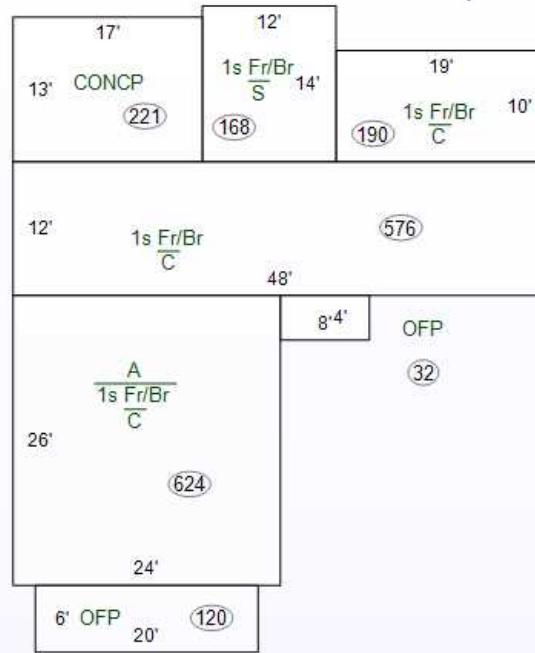
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 94	1558	1558	\$147,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	624	624	\$16,500	
Bsmt				
Crawl	1390	0	\$9,000	
Slab	168	0	\$0	
Total Base			\$172,600	

Adjustments 1 Row Type Adj. x 1.00

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$172,600

Sub-Total, 1 Units

Exterior Features (+)	\$12,600	\$185,200
Garages (+) 0 sqft	\$0	\$185,200
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
Replacement Cost		\$133,807

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	4/6 Maso	D+1	1920	1926	99	F		0.85		2,182 sqft	\$133,807	65%	\$46,830	0%	100%	1.190	1.000	100.00	0.00	0.00	\$55,700
2: Detached Garage/Boat H	1	Wood Fr	D	1920	1920	105	A	\$55.64	0.85	\$37.84	14'x22'	\$11,653	50%	\$5,830	0%	100%	1.190	1.000	100.00	0.00	0.00	\$6,900