

89-07-01-110-210.000-023

FARMER, MICHAEL D & MILDRE

405 N US HIGHWAY 27

511, 1 Family Dwell - Unplatted (0 to 9.9

NEW GARDEN-125129 (024 1/2

General Information

Parcel Number 89-07-01-110-210.000-023
Local Parcel Number 11-01-110-210.000-24

Tax ID: 024-00105-00

Routing Number

Property Class 511
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)
405 N US HIGHWAY 27
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

FARMER, MICHAEL D & MILDRED N
405 US HIGHWAY 27 N PO BOX 142
FOUNTAIN CITY, IN 47341

Legal

S 1/2 LOT 59 NW SEC 1-17-14 0.29A PT NW SEC 1-17-14 0.46A



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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, and V/I.

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
11/12/2024 PERMIT/CO: 2025 GENERAL REVAL

Land Computations

Table listing various land computation metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value.

Data Source External Only

Collector 09/30/2024 js

Appraiser

Nexus

Total Value \$18,200

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 960 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	180	\$9,200

Plumbing

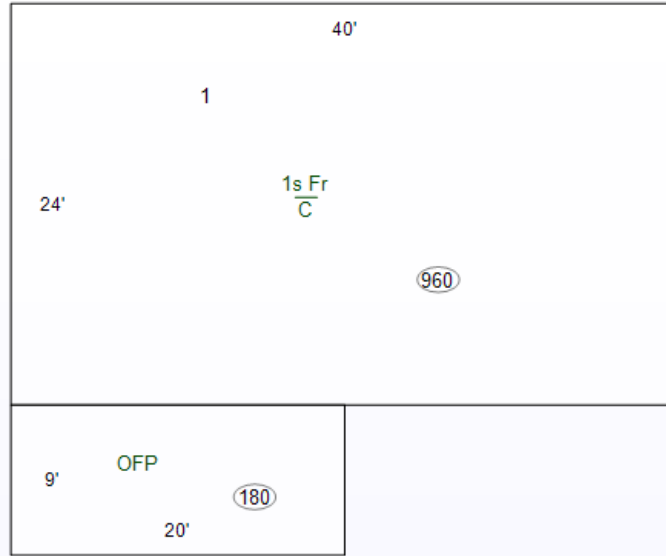
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	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	960	960	\$101,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	960	0	\$7,400	
Slab				

Total Base \$108,500

Adjustments 1 Row Type Adj. x 1.00 \$108,500

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 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$108,500

Sub-Total, 1 Units

Exterior Features (+)	\$9,200	\$117,700
Garages (+) 0 sqft	\$0	\$117,700
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
Replacement Cost		\$85,038

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	Wood Fr	D+1	1972	1972	53	F			0.85		960 sqft	\$85,038	55%	\$38,270	0%	100%	1.190	1.000	100.00	0.00	0.00	\$45,500