

89-07-01-130-105.000-023

LUNSFORD, COURTNEY R

211 N US HIGHWAY 27

510, 1 Family Dwell - Platted Lot

NEW GARDEN-245135 (024) 1/2

General Information

Parcel Number 89-07-01-130-105.000-023
Local Parcel Number 11-01-130-105.000-24

Tax ID: 024-00203-00

Routing Number

Property Class 510 RENTAL
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE

Township NEW GARDEN TOWNSHIP

District 023 (Local 024) FOUNTAIN CITY TOWN

School Corp 8375 NORTHEASTERN WAYNE

Neighborhood 245135-024 NEW GARDEN-245135 (024)

Section/Plat 1101130

Location Address (1) 211 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

LUNSFORD, COURTNEY R
211 N US HWY 27
FOUNTAIN CITY, IN 47341

Legal

21FT N PT LOTS 1 & 16 44FT PT LOTS 54 & 68
27FT S PT LOT 53 ALL BLK O

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 04/12/2024 to 01/01/1900.

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
10/25/2024 Misc: 2025 SALES REVIEW
2025 GENERAL REVAL



Res

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

Table with 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 Res categories.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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. Rows include F and R land types.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.35), Actual Frontage (48), Developer Discount, Parcel Acreage (0.35), 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 (0.35), 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 (\$0), Supp. Page Land Value, CAP 1 Value (\$18,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$18,300).

Data Source External Only

Collector 09/30/2024 js

Appraiser

Nexus

General Information

| | |
|----------------------|----------------------|
| Occupancy | Single-Family |
| Description | Residential Dwelling |
| Story Height | 2 1/2 |
| Style | N/A |
| Finished Area | 1809 sqft |
| Make | |

Floor Finish

| | |
|-------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Earth | <input type="checkbox"/> Tile |
| <input checked="" type="checkbox"/> Slab | <input checked="" type="checkbox"/> Carpet |
| <input checked="" type="checkbox"/> Sub & Joist | <input checked="" type="checkbox"/> Unfinished |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Other |
| <input type="checkbox"/> Parquet | |

Wall Finish

| | |
|-----------------------------------------------------|------------------------------------------------|
| <input checked="" type="checkbox"/> Plaster/Drywall | <input checked="" type="checkbox"/> Unfinished |
| <input type="checkbox"/> Paneling | <input type="checkbox"/> Other |
| <input type="checkbox"/> Fiberboard | |

Roofing

| | | | | |
|---------------------------------------|-------------------------------------------|----------------------------------|--------------------------------|-------------------------------|
| <input type="checkbox"/> Built-Up | <input checked="" type="checkbox"/> Metal | <input type="checkbox"/> Asphalt | <input type="checkbox"/> Slate | <input type="checkbox"/> Tile |
| <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Other | | | |

Exterior Features

| Description | Area | Value |
|---------------------|------|----------|
| Porch, Open Masonry | 200 | \$10,500 |
| Patio, Concrete | 192 | \$1,500 |

Plumbing

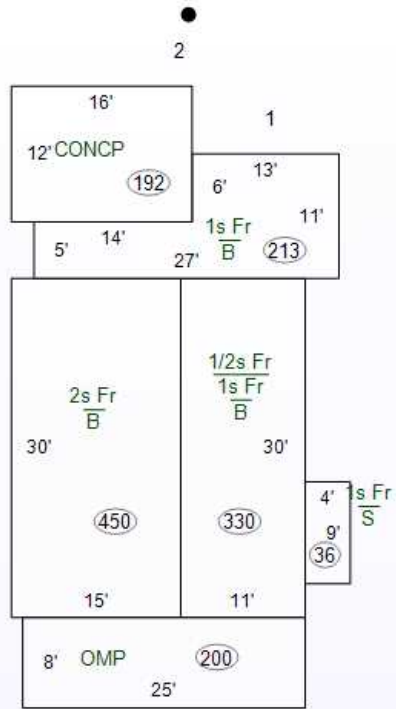
| | # | TF |
|----------------------|---|----|
| Full Bath | 1 | 3 |
| Half Bath | 1 | 2 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 4 | 7 |

Accommodations

| | |
|---------------------|---|
| Bedrooms | 3 |
| Living Rooms | 1 |
| Dining Rooms | 1 |
| Family Rooms | 0 |
| Total Rooms | 8 |

Heat Type

Central Warm Air



Specialty Plumbing

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------------------|--------|------|--------|------------------|--------|
| 1 | 1Fr | 1029 | 1029 | \$106,900 | |
| 2 | 1Fr | 450 | 450 | \$32,300 | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | 1Fr | 330 | 330 | \$20,000 | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | 993 | 0 | \$34,600 | |
| Crawl | | | | | |
| Slab | | 36 | 0 | \$0 | |
| Total Base | | | | \$193,800 | |

Adjustments

| | |
|-------------------------------|------------------------------|
| 1 Row Type Adj. x 1.00 | \$193,800 |
| Unfin Int (-) | \$0 |
| Ex Liv Units (+) | \$0 |
| Rec Room (+) | \$0 |
| Loft (+) | \$0 |
| Fireplace (+) | \$0 |
| No Heating (-) | \$0 |
| A/C (+) | 1:1029 1/2:330 2:450 \$5,300 |
| No Elec (-) | \$0 |
| Plumbing (+ / -) | 7 - 5 = 2 x \$800 \$1,600 |
| Spec Plumb (+) | \$0 |
| Elevator (+) | \$0 |

Sub-Total, One Unit \$200,700

Sub-Total, 1 Units

| | | |
|-----------------------------------|----------|------------------|
| Exterior Features (+) | \$12,000 | \$212,700 |
| Garages (+) 0 sqft | \$0 | \$212,700 |
| Quality and Design Factor (Grade) | 0.85 | |
| Location Multiplier | 0.85 | |
| Replacement Cost | | \$153,676 |

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 | 2 1/2 | Wood Fr | D+1 | 1920 | 1980 | 45 G | | 0.85 | | 2,802 sqft | \$153,676 | 30% | \$107,570 | 0% | 100% | 0.950 | 1.000 | 100.00 | 0.00 | 0.00 | \$102,200 |
| 2: Car Shed | 1 | | E | 1920 | 2016 | 9 F | \$10.10 | 0.85 | \$3.43 | 18'x20' | \$1,236 | 25% | \$930 | 0% | 100% | 0.950 | 1.000 | 100.00 | 0.00 | 0.00 | \$900 |