89-07-01-130-114.000-023	TUCKER, PHY	LLIS J	105 N US HIGI	HWAY 27	420, Small	Detached Ret	tail of Less Tha	NEW GARDEN COM-12	557 ^{1/4}
General Information	Ow	nership		Tr	ansfer of Owners	hip		Notes	
Parcel Number	TUCKER, PHYLL	JIS J	Date Ow	ner	Doc ID Co	de Book/Page	Adj Sale Price V/I	3/18/2020 Misc: 20p21- 2020 Equaliz	ation JH/Nexus
89-07-01-130-114.000-023	1513 HUNTERS		05/03/2012 TUC	CKER, PHYLLIS J		CM /	\$31,000 I	2/12/2018 Misc: CKECKED PER ALL	OCATION
Local Parcel Number 11-01-130-114.000-24	RICHMOND, IN 4	1/3/4	04/02/2012 WA			TS /	1	REPORT OKAY'D 5/16/2016 : 2017: GENERAL REVAL	PHASE 3
Tax ID:	_	Legal	01/01/1900 FRG	OLKE, GREGORY	2012002514	TS /	I		
024-00393-00	56.10' LOT 4 OP S PT								
Routing Number									
Property Class 420 Small Detached Retail of Less Than					Comme				
Year: 2025		luation Records (Work	In Progress valu	ies are not certifi	ed values and are	e subject to cha	nge)		
	2025	Assessment Year	2025	2024	2023	2022	2 2021		
Location Information	WIP	Reason For Change	AA	AA	AA	AA			
County	04/01/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	2 04/16/2021		
WAYNE	Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod				
Township	1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000		
NEW GARDEN TOWNSHIP		Notice Required							
District 023 (Local 024)	\$1,000	Land	\$1,000	\$1,000	\$1,000	\$1,000			
FOUNTAIN CITY TOWN	\$0	Land Res (1)	\$0	\$0	\$0	\$0			
School Corp 8375	\$0 \$1,000	Land Non Res (2) Land Non Res (3)	\$0 \$1,000	\$0 \$1,000	\$0 \$1,000	\$0 \$1,000			
NORTHEASTERN WAYNE	\$68,000	Improvement	\$68,000	\$65,800	\$65,800	\$66,600			
Neighborhood 125578-024	\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0		
NEW GARDEN COM-125578 (024)	\$9,500	Imp Non Res (2)	\$9,500	\$8,900	\$8,900	\$9,000			
Section/Plat	\$58,500 \$69,000	Imp Non Res (3) Total	\$58,500 \$69,000	\$56,900 \$66,800	\$56,900 \$66,800	\$57,600 \$67,600			
1101130	\$03,000 \$0	Total Res (1)	\$09,000 \$0	\$00,800 \$0	\$00,000 \$0	\$07,800 \$0		Land Computation	ns
Location Address (1)	\$9,500	Total Non Res (2)	\$9,500	\$8,900	\$8,900	\$9,000		Calculated Acreage	0.12
105 N US HIGHWAY 27	\$59,500	Total Non Res (3)	\$59,500	\$57,900	\$57,900	\$58,600	\$52,200	Actual Frontage	0
FOUNTAIN CITY, IN 47341		Land Data (Standar	d Depth: Res 10	0', CI 100' Base	Lot: Res 100' X 0)', CI 100' X 0')		Developer Discount	
7	Land Pricing Soil	Act Size Fa	ctor Rate	Adj. Ex		Cap 1 Cap 2	Cap 3 Value	Parcel Acreage	0.12
Zoning ZO01 Residential	Type d ID	Front.		Rate Valu	e % Factor	Cap i Cap z	Cap 5 Value	81 Legal Drain NV	0.00
	11 A	0 0.121000 1	.00 \$8,200	\$8,200 \$992	2 0% 1.0000	0.00 0.00	100.00 \$990	82 Public Roads NV	0.00
Subdivision								83 UT Towers NV	0.00
								9 Homesite	0.00
Lot								91/92 Acres	0.00
								Total Acres Farmland	0.12
Market Model								Farmland Value	\$0
COMM/IND MARKET 85								Measured Acreage	0.00
Characteristics								Avg Farmland Value/Acre	0.0
Topography Flood Hazard								Value of Farmland	\$0
								Classified Total	\$0
Public Utilities ERA								Farm / Classifed Value	\$0
All								Homesite(s) Value	\$0
Streets or Roads TIF								91/92 Value	\$0
Paved								Supp. Page Land Value	
Neighborhood Life Cycle Stage								CAP 1 Value	\$0
Static								CAP 2 Value	\$0
Printed Tuesday, April 29, 2025 Review Group 2029	Data Source Ex		ctor 09/30/2024	ie	Annraicar		Nexus	CAP 3 Value	\$1,000
Neview Gloup 2029	Data Source E			js	Appraiser		INCAUS	Total Value	\$1,000

89-07-01-130-1	14.000-023	TUC	CKER,	PHYLL	IS J	1	05 N U	S HIGHWAY 27		420, 9	Small D	etached Re	tail of Less Th	na NEW (GARDEN	COM-12	557 ²
	Genera	l Informati	on						_					Floor/Use	Computa	itions	
Occupancy C/	/I Building	Pre. Use	G	eneral R	etail			28'					Pricing Key	GCM	GCM	GCM	GC GC
Description OI	FFICE & APT	Pre. Fran	ning W	ood Jois	st								Use	GENOFF	GENRET	GENRET	APAF
Story Height 2		Pre. Finis	sh Fi	nished D	Divided								Use Area	806 sqft	868 sqft	1344 sqft	t 868 so
Type N/	/A	# of Unit	s 1										Area Not in Use	0 sqft	0 sqft	0 sqft	t 0 so
	SB	В	1		U			1s_Fr					Use %	26.7%	28.8%	44.5%	51.9
Wall Type		1: 1(266')		U: 1(170')			S					Eff Perimeter	266'	266'	266'	' 17
Heating		()	301	8 sqft	1674 sqf			4	2'				PAR	9	9	9)
A/C								-	·				# of Units / AC	0	0	0) 1/
Sprinkler													Avg Unit sz dpth	-1	-1	-1	8
•	ng RES/CI		E	Roofing				1344					Floor	1	1	1	
Fidmish	# TF #	TF B	uilt Up	_	Metal								Wall Height	10'	10'	8'	
Full Bath	# IF #		Vood	Asphalt					12	1s V	VDDK (u	oper)	Base Rate	\$152.71	\$140.00	\$140.00	\$108.
Half Bath	0 0 0		ther						12		96		Frame Adj	(\$9.80)	(\$12.83)	(\$12.83)	(\$11.0
Kitchen Sinks	0 0 0	0		Adjustm	onte					8'	90		Wall Height Adj	(\$5.28)	(\$7.52)	(\$11.28)	(\$5.7
Water Heaters	0 0 0			Ext Shea					54'				Dock Floor	\$0.00	\$0.00	\$0.00	\$0.
Add Fixtures	0 0 0		teelGP	AluSR	Institution Institution								Roof Deck	\$0.00	\$0.00	\$0.00	\$0.
Total	0 0 10		IGSR		Sand Pn			2s F	r				Adj Base Rate	\$137.63	\$119.65	\$115.89	\$91.
Total		or Feature			Gana in			2s F S					BPA Factor	1.00	1.00	1.00	1.
Description	Exteri	or reature		rea	Value						31'		Sub Total (rate)	\$137.63	\$119.65	\$115.89	\$91.
Wood Deck			-	96	\$2,800				1074				Interior Finish	\$0.00	\$0.00	\$0.00	\$0.
WOOU DECK				90	φ2,000				1674)				Partitions	\$0.00	\$0.00	\$0.00	\$0.
									1				Heating	\$0.00	\$0.00	\$0.00	\$0.
													A/C	(\$7.30)	(\$5.00)	(\$5.00)	\$0.
												,	Sprinkler	\$0.00	\$0.00	\$0.00	\$0.
Special F	Features		Other	Plumbir	ng			Building C	omputat	tions			Lighting	\$0.00	\$0.00	\$0.00	\$0.
Description	Valu	e Descrip	otion		Value	Sub-Total	(all floors) \$530,146	Garages	s		\$0	Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$8.
Can, CT 450sqft	\$12,63	0				Racquetba	ll/Squash	\$0	Fireplac	es		\$0	GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.
						Theater Ba	lcony	\$0	Sub-To	tal (buildin	g)	\$561,576	S.F. Price	\$130.33	\$114.65	\$110.89	\$99.
						Plumbing		\$16,000	Quality	(Grade)		\$1	Sub-Total				
						Other Plum	nbing	\$0	Locatior	n Multiplier		0.85	Unit Cost	\$0.00	\$0.00	\$0.00	\$0.
						Special Fea	atures	\$12,630	Repl. C	ost New		\$477,340	Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.
						Exterior Fe	atures	\$2,800					Total (Use)	\$105,046	\$99,516	\$149,036	\$86,5
								Summary of Imp	ovemen	its							
Description	Stor Heigh	y Constr nt Type	Grade		Eff Eff C ear Age r		LCM	Adj S Rate	ize	RCN	Norm Dep	Remain. A Value O		Mrkt Cap 1	Cap 2	Cap 3 li	mprov Val
	neigi	2 Wood Fr	С	1900 19	J.		0.85	4,692 :			80%	Value U	63 6% 100% 1.000 (0.850 0.00	15.59	84.41	\$60,900

89-07-01-130-	-114.000-0	023	TUC	CKER,	PHYL	LIS J		1	05 N U	S HIGHWAY	27	420, \$	Small D	etached	Retail c	of Less T	ha M	NEW G	ARDEN	I COM-1	2557 ^{3/4}
	Floor/Use	e Compi	utations								Spec	ial Featu	ures				Exter	ior Feat	tures		
Pricing Key	GCM										Description			lue Desc	ription					Area	Value
Use	GENOFF										•				•						
Use Area	806 sqft																				
Area Not in Use	0 sqft																				
Use %	48.1%																				
Eff Perimeter	170'																				
PAR	10																				
# of Units / AC	0																				
Avg Unit sz dpth	-1																				
Floor	2																				
Wall Height	8'																				
Base Rate	\$141.29																				
Frame Adj	(\$9.54)																				
Wall Height Adj	(\$11.44)																				
Dock Floor	\$0.00																				
Roof Deck	\$0.00										Oth	er Plumt	oing								
Adj Base Rate	\$120.31										Description			alue							
BPA Factor	1.00																				
Sub Total (rate)	\$120.31																				
Interior Finish	\$0.00																				
Partitions	\$0.00																				
Heating	\$0.00																				
A/C	(\$8.68)																				
Sprinkler	\$0.00																				
Lighting	\$0.00																				
Unit Finish/SR	\$0.00																				
GCK Adj.	\$0.00																				
S.F. Price	\$111.63																				
Sub-Total																					
Unit Cost	\$0.00																				
Elevated Floor	\$0.00																				
Total (Use)	\$89,974																				
										Summary of	Improv <u>ement</u> s	s									
Description		Story	Constr	Grade	Year	Eff	Eff Co	Base	LCM	-			Norm	Remain.	Abn		Marlet	Con 1	Con 2	Con 2	Improv Velue
Description		Height	Туре	Grade	Built	Year	Age nd	Rate	LCM	Adj Rate	Size	RUN	Dep	Value	Obs	PC Nbhd	WIFKT	Cap 1	Cap 2	Cap 3	Improv Value

89-07-01-130-11	4.000-023		TUC	CKER,	PHY	LLIS	J	1	05 N U	IS HIGH	IWAY 27		420,	Small [Detached F	Reta	il of Less T	ha	NEW G	ARDE		12557 ^{4,}
	Gener	ral Ir	nformati	on														Flo	or/Use (Comput	ations	
Occupancy C/I	Building	F	Pre. Use	C	SCK												Pricing Key		GCK			
Description GC	ĸ	F	Pre. Fran	ning F	Pole Fr	ame											Use		GCK			
Story Height 1		F	Pre. Finis	sh l	Jnfinisł	ned											Use Area	156	66 sqft			
Type N/A	4	#	f Of Unit	s 0)												Area Not in Use	9	0 sqft			
	SB		В		1		U										Use %	1	00.0%			
Wall Type					1: 1(17	70')											Eff Perimeter		170'			
Heating												58'					PAR		11			
A/C																:	# of Units / AC		0 / N			
Sprinkler																	Avg Unit sz∣dptl	h				
Plumbing	n RES/CI				Roofi	na					1s Pole						Floor		1			
		# T	E B	uilt Up			Metal				S						Wall Height		12'			
Full Bath						nalt 🗌									27'		Base Rate	\$	\$28.60			
Half Bath			-	ther								Ċ	1566				Frame Adj		\$0.00			
Kitchen Sinks			0		Adius	tment	s										Wall Height Adj		\$0.00			
Water Heaters	0 0 0			ow Prof	_		Insulatio										Dock Floor		\$0.00			
Add Fixtures	0			L.	AluS		Int Liner					1					Roof Deck		\$0.00			
Total	-			GSR [PPS		Sand Pnl										Adj Base Rate	\$	\$28.60			
- otai			Feature	L													BPA Factor		1.00			
Description	EXIO		i cuturo		Area		Value										Sub Total (rate	e) (\$28.60			
Description					Aica		Value										Interior Finish		\$4.45			
																	Partitions		\$0.00			
																	Heating	(\$1.60)			
																	A/C		\$0.00			
							_										Sprinkler		\$0.00			
Special Fe	eatures			Other	[.] Plum	bing					Building C	omp	outations				Lighting		\$0.00			
Description	Va	lue	Descrip	otion			Value	Sub-Total	(all floor	s)	\$49,251	Ga	rages		9	50	Unit Finish/SR		\$0.00			
								Racquetba	ll/Squash	ı	\$0	Fire	eplaces		Ş	60	GCK Adj.		\$0.00			
								Theater Ba	lcony		\$0	Su	b-Total (buildi	ng)	\$49,25	51	S.F. Price	\$	\$31.45			
								Plumbing			\$0	Qu	ality (Grade)		Ş	51	Sub-Total					
								Other Plum	nbing		\$0	Loc	cation Multiplier		0.8	35	Unit Cost		\$0.00			
								Special Fea	atures		\$0	Re	pl. Cost New		\$41,86	63	Elevated Floor		\$0.00			
								Exterior Fe	atures		\$0						Total (Use)	\$	\$49,251			
					_	_				Summ	ary of Impr	ove	ments	_						_		
Description		ory ght	Constr Type	Grade	Year Built		Eff Co Age nd	Base Rate	LCM	Adj Rate	S	ize	RCN	Norm Dep	Remain. Value			Mrkt	Cap 1	Cap 2	Cap 3	Improv Valu
1: GCK	пец	ynt 1	Pole	С		1973	52 A	Rale	0.85	Nale	1,566 s	aft	\$41,863	Dep 80%	\$8,370		100% 1.000	0.850	0.00	0.00	100.00	\$7,100
			1 010	0	1070	1070	02 A		0.00		1,000 3	· • • •	ψ- 1,000	0070	ψ0,070	0 /0	10070 1.000	0.000	0.00	0.00	100.00	ψ1,100