

89-07-01-130-114.000-023

TUCKER, PHYLLIS J

105 N US HIGHWAY 27

420, Small Detached Retail of Less Than

NEW GARDEN COM-12557 1/4

General Information

Parcel Number 89-07-01-130-114.000-023
Local Parcel Number 11-01-130-114.000-24

Tax ID: 024-00393-00

Routing Number

Property Class 420 Small Detached Retail of Less Than

Year: 2025

Location Information

County WAYNE
Township NEW GARDEN TOWNSHIP
District 023 (Local 024) FOUNTAIN CITY TOWN
School Corp 8375 NORTHEASTERN WAYNE
Neighborhood 125578-024 NEW GARDEN COM-125578 (024)
Section/Plat 1101130
Location Address (1) 105 N US HIGHWAY 27 FOUNTAIN CITY, IN 47341

Zoning ZO01 Residential

Subdivision

Lot

Market Model COMM/IND MARKET 85

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025 Review Group 2029

Ownership

TUCKER, PHYLLIS J
1513 HUNTERS POINTE DR
RICHMOND, IN 47374

Legal

56.10' LOT 4 OP S PT LOT 13 OP

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 05/03/2012 to 01/01/1900.

Notes

3/18/2020 Misc: 20p21- 2020 Equalization JH/Nexus
2/12/2018 Misc: CKECKED PER ALLOCATION REPORT OKAY'D
5/16/2016 : 2017: GENERAL REVAL PHASE 3



Commercial

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, Improvement, Total. 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.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

General Information

Occupancy	C/I Building	Pre. Use	General Retail
Description	OFFICE & APT	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Finished Divided
Type	N/A	# of Units	1

SB	B	1	U
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Wall Type	1: 1(266')	U: 1(170')
Heating	3018 sqft	1674 sqft
A/C		
Sprinkler		

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0
Kitchen Sinks	0	0	0	0
Water Heaters	0	0	0	0
Add Fixtures			0	10
Total	0	0	10	10

Roofing

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

GCK Adjustments

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

Description	Area	Value
Wood Deck	96	\$2,800

Special Features

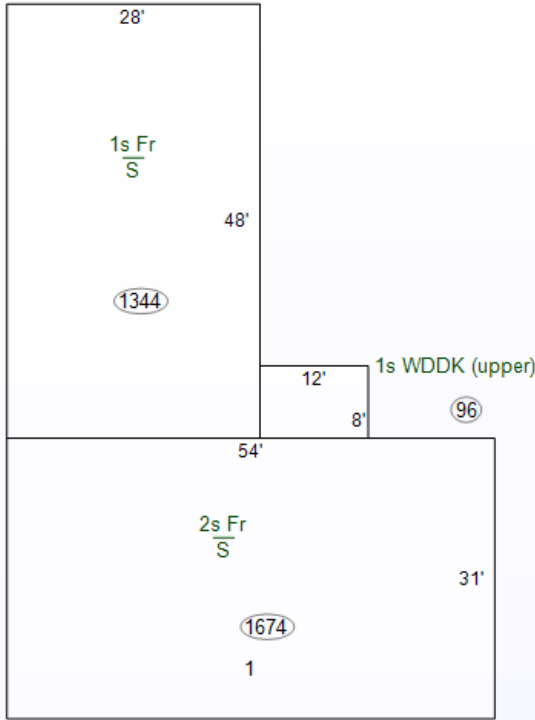
Description	Value
Can, CT 450sqft	\$12,630

Other Plumbing

Description	Value
Can, CT 450sqft	\$12,630

Building Computations

Sub-Total (all floors)	\$530,146	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$561,576
Plumbing	\$16,000	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$12,630	Repl. Cost New	\$477,340
Exterior Features	\$2,800		



Floor/Use Computations

Pricing Key	GCM	GCM	GCM	GCM
Use	GENOFF	GENRET	GENRET	APART
Use Area	806 sqft	868 sqft	1344 sqft	868 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	26.7%	28.8%	44.5%	51.9%
Eff Perimeter	266'	266'	266'	170'
PAR	9	9	9	10
# of Units / AC	0	0	0	1 / N
Avg Unit sz dpth	-1	-1	-1	868
Floor	1	1	1	2
Wall Height	10'	10'	8'	8'
Base Rate	\$152.71	\$140.00	\$140.00	\$108.40
Frame Adj	(\$9.80)	(\$12.83)	(\$12.83)	(\$11.07)
Wall Height Adj	(\$5.28)	(\$7.52)	(\$11.28)	(\$5.72)
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$137.63	\$119.65	\$115.89	\$91.61
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$137.63	\$119.65	\$115.89	\$91.61
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00	\$0.00
A/C	(\$7.30)	(\$5.00)	(\$5.00)	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$8.13
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$130.33	\$114.65	\$110.89	\$99.74
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$105,046	\$99,516	\$149,036	\$86,574

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: OFFICE & APT	2	Wood Fr	C	1900	1977	48	P		0.85		4,692 sqft	\$477,340	80%	\$95,470	25%	100%	1.000	0.850	0.00	15.59	84.41	\$60,900

Floor/Use Computations	
Pricing Key	GCM
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
Adj Base Rate	\$120.31
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

Special Features		Exterior Features			
Description	Value	Description	Area	Value	
Other Plumbing					
Description	Value				

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	

General Information

Occupancy	C/I Building	Pre. Use	GCK
Description	GCK	Pre. Framing	Pole Frame
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(170')
Heating	
A/C	
Sprinkler	

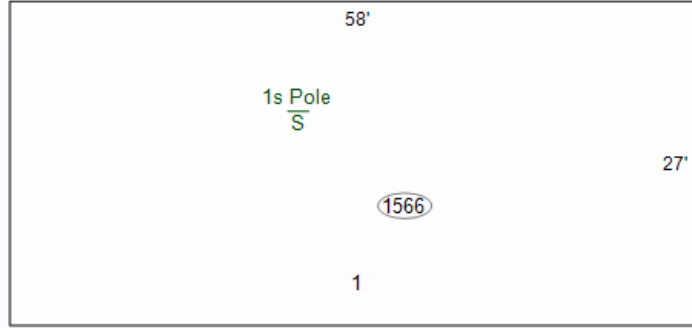
Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt
Half Bath	0	0	0	0	<input type="checkbox"/> Other	
Kitchen Sinks	0	0	0	0	GCK Adjustments	
Water Heaters	0	0	0	0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat
Add Fixtures	0	0	0	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR
Total	0	0	0	0	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS
					<input type="checkbox"/> Insulatio	<input type="checkbox"/> Int Liner
					<input type="checkbox"/> Sand Pnl	

Exterior Features

Description	Area	Value
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Special Features Other Plumbing

Description	Value	Description	Value
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Floor/Use Computations

Pricing Key	GCK
Use	GCK
Use Area	1566 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	170'
PAR	11
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	12'
Base Rate	\$28.60
Frame Adj	\$0.00
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$28.60
BPA Factor	1.00
Sub Total (rate)	\$28.60
Interior Finish	\$4.45
Partitions	\$0.00
Heating	(\$1.60)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$31.45
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$49,251

Building Computations

Sub-Total (all floors)	\$49,251	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$49,251
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$41,863
Exterior Features	\$0		

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: GCK	1	Pole	C	1973	1973	52	A		0.85		1,566 sqft	\$41,863	80%	\$8,370	0%	100%	1.000	0.850	0.00	0.00	100.00	\$7,100