

89-07-01-130-404.000-023

GARDNER, LARRY W & CHERYL

307 DAVIS ST

520, 2 Family Dwell - Platted Lot

NEW GARDEN-245135 (024) 1/4

General Information

Parcel Number 89-07-01-130-404.000-023
Local Parcel Number 11-01-130-404.008-24

Tax ID: 024-00117-00

Routing Number

Property Class 520
2 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)
307 DAVIS 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

GARDNER, LARRY W & CHERYL D
309 DAVIS ST
FOUNTAIN CITY, IN 47341

Legal

LOT 2 E S C & LOT 3 E S C



Transfer of Ownership

Date 01/01/1900 Owner GARDNER, LARRY W Doc ID Code Book/Page Adj Sale Price V/I

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
11/13/2024 CYCLICAL: 2025 GENERAL REVAL

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and various valuation amounts for Land, Improvement, and Total.

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

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.

Land Computations

Table with columns for 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 \$28,700

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1750 sqft
Make	

Floor Finish

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

Wall Finish

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

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" 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, Enclosed Frame	60	\$6,300
Patio, Concrete	180	\$1,300
Porch, Open Frame	160	\$8,300

Plumbing

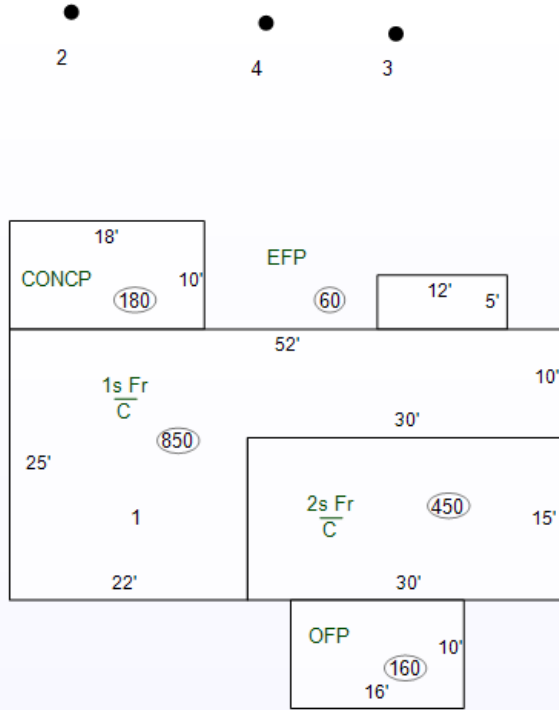
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1300	1300	\$124,300	
2	1Fr	450	450	\$32,300	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1300	0	\$8,800	
Slab					

Total Base	\$165,400
Adjustments	1 Row Type Adj. x 1.00
Total	\$165,400

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1300 2:450 \$5,500
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$170,900
Sub-Total, 1 Units	
Exterior Features (+)	\$15,900
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	0.85
Location Multiplier	0.85
Replacement Cost	\$134,963

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	Wood Fr	D+1	1920	1967	58	A		0.85		1,750 sqft	\$134,963	45%	\$74,230	0%	100%	0.950	1.000	100.00	0.00	0.00	\$70,500
2: Detached Garage/Boat H	1	Pole	C	1999	1999	26	A	\$40.05	0.85	\$34.04	16'x20'	\$10,894	24%	\$8,280	0%	100%	0.950	1.000	100.00	0.00	0.00	\$7,900
3: Lean-to	1	Earth Flo	C	1999	1999	26	A	\$4.69	0.85		19'x20' x 8'	\$1,515	45%	\$830	0%	100%	1.000	1.000	0.00	0.00	100.00	\$800
4: Type 2 Barn	1		D	1920	1920	105	A	\$42.92	0.85		21' x 36' x 16'	\$20,135	65%	\$7,050	0%	100%	1.000	1.000	0.00	0.00	100.00	\$7,100

General Information

Occupancy Single-Family
 Description MOHO / C
 Story Height 1
 Style N/A
 Finished Area 1212 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
Wood Deck	100	\$2,800
Wood Deck	135	\$3,300
Canopy, Shed Type	135	\$1,100

Plumbing

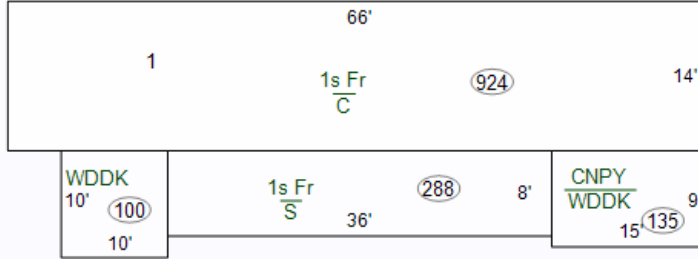
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	1
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1212	1212	\$117,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		924	0	\$7,300	
Slab		288	0	\$0	

Total Base \$125,000

Adjustments 1 Row Type Adj. x 1.00 \$125,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1212 \$4,200
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$129,200

Sub-Total, 1 Units

Exterior Features (+)	\$7,200	\$136,400
Garages (+) 0 sqft	\$0	\$136,400
Quality and Design Factor (Grade)	0.60	
Location Multiplier	0.85	
Replacement Cost		\$69,564

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: MOHO / C	1	Wood Fr	E+2	1987	1987	38	A			0.85		1,212 sqft	\$69,564	34%	\$45,910	40%	100%	0.950	1.000	100.00	0.00	0.00	\$26,200

