

89-07-01-130-603.000-023

BROOKS, JULIE A & VICTORIA

308 W MAIN ST

510, 1 Family Dwell - Platted Lot

NEW GARDEN-245135 (024) 1/2

General Information

Parcel Number 89-07-01-130-603.000-023

Local Parcel Number 11-01-130-603.000-24

Tax ID: 024-00161-00

Routing Number

Property Class 510 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) 308 W MAIN 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

BROOKS, JULIE A & VICTORIA BACZ JTWROS PO BOX 181 FOUNTAIN CITY, IN 47341

Legal

EXC 28.6 X 40 FT & 14 1/2 FT X 128 FT NE COR LOT 92

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/03/2016 to 01/01/1900.

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
12/12/2024 Misc: 2025 GENERAL REVALUATION
7/21/2020 Misc: 2021 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.

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 \$16,800.

Data Source External Only

Collector 09/30/2024 js

Appraiser

Nexus

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	1 3/4
<b>Style</b>	N/A
<b>Finished Area</b>	1712 sqft
<b>Make</b>	

**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 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	120	\$10,600
Porch, Open Masonry	234	\$11,300
Wood Deck	180	\$4,100

**Plumbing**

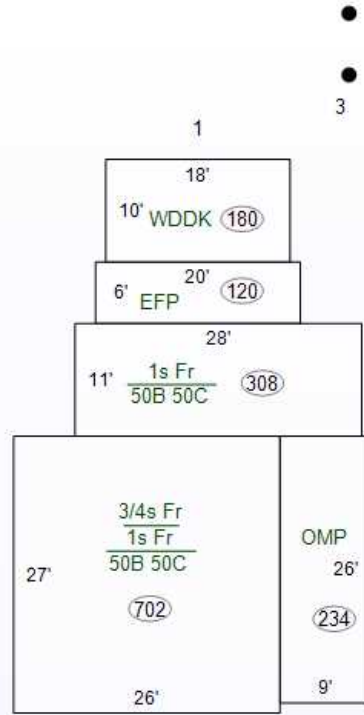
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	1
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1010	1010	\$105,300	
2					
3					
4					
1/4					
1/2					
3/4	1Fr	702	702	\$37,800	
Attic					
Bsmt		505	0	\$24,100	
Crawl		505	0	\$5,700	
Slab					

<b>Total Base</b>	\$172,900
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>
<b>Sub-Total, One Unit</b>	\$172,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1010 3/4:702 \$4,700
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

<b>Sub-Total, One Unit</b>	\$180,000
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**Sub-Total, 1 Units**

Exterior Features (+)	\$26,000	\$206,000
Garages (+) 0 sqft	\$0	\$206,000
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
<b>Replacement Cost</b>		\$157,590

**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	1 3/4	Wood Fr	D+2	1920	1920	105	P		0.85		2,217 sqft	\$157,590	75%	\$39,400	0%	100%	0.950	1.000	100.00	0.00	0.00	\$37,400
2: Detached Garage/Boat H	1	Wood Fr	D	1920	1920	105	P	\$42.58	0.85	\$28.95	22'x24'	\$15,288	75%	\$3,820	20%	100%	0.950	1.000	100.00	0.00	0.00	\$2,900
3: Lean-to	1	Earth Flo	C	1940	1940	85	P	\$4.69	0.85		6'x7' x 8'	\$167	80%	\$30	80%	100%	1.000	1.000	0.00	0.00	100.00	\$100