

89-07-01-310-112.000-023

BROCKMAN, DILLON & HEATHE

205 S GREEN ST

510, 1 Family Dwell - Platted Lot

NEW GARDEN-245136 (024) 1/2

General Information

Parcel Number 89-07-01-310-112.000-023
Local Parcel Number 11-01-310-112.000-24
Tax ID: 024-00094-00
Routing Number

Ownership

BROCKMAN, DILLON & HEATHER
205 S GREEN ST
FOUNTAIN CITY, IN 47341
Legal 55 X 165 FT N S LOT 41 O P 55 X 165 FT OFF N S LOT 40 O P

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 01/07/2011 to 01/01/1900.

Notes

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

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

Location Information

County WAYNE
Township NEW GARDEN TOWNSHIP
District 023 (Local 024) FOUNTAIN CITY TOWN
School Corp 8375 NORTHEASTERN WAYNE
Neighborhood 245136-024 NEW GARDEN-245136 (024)
Section/Plat 1101310
Location Address (1) 205 S GREEN ST FOUNTAIN CITY, IN 47341

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

Table with columns: Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Rows show data for years 2022-2025.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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. Row shows values for F, F, 55, 55x165, 1.15, \$238, \$274, \$15,070, 0%, 1.0000, 100.00, 0.00, 0.00, \$15,070.

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

Data Source External Only

Collector 09/30/2024 js

Appraiser

Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.21), Actual Frontage (55), Developer Discount, Parcel Acreage (0.21), 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 (0.21), 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 (\$15,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$15,100).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 900 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
Porch, Open Frame	40	\$4,300
Wood Deck	80	\$2,300

Plumbing

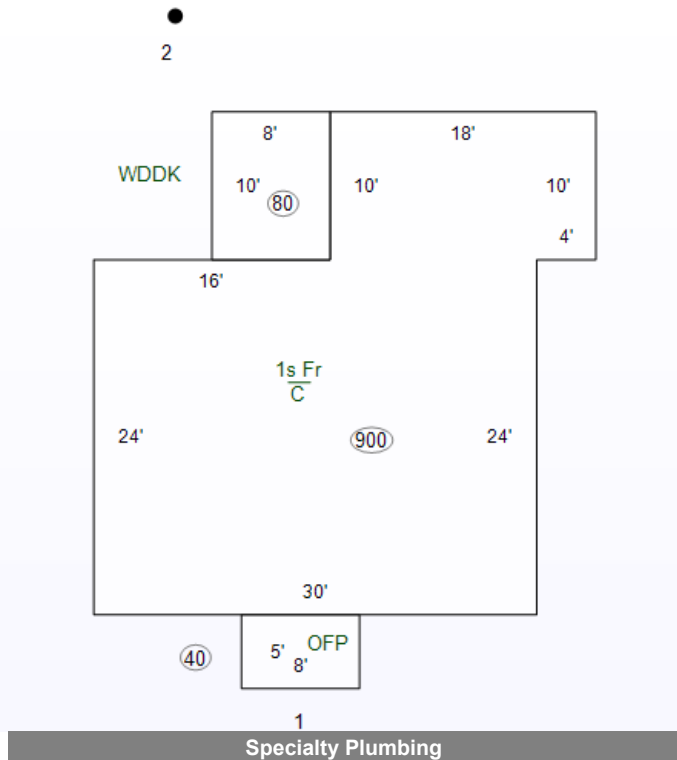
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
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	900	900	\$96,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	900	0	\$7,200	
Slab				

Total Base \$104,100

Adjustments 1 Row Type Adj. x 1.00 \$104,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:900	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$108,500

Sub-Total, 1 Units

Exterior Features (+) \$6,600 \$115,100

Garages (+) 0 sqft \$0 \$115,100

Quality and Design Factor (Grade) 0.90

Location Multiplier 0.85

Replacement Cost \$88,052

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: Residential Dwelling	1	Wood Fr	D+2	1952	1990	35	A			0.85		900 sqft	\$88,052	30%	\$61,640	0%	100%	1.120	1.000	100.00	0.00	0.00	\$69,000
2: Detached Garage/Boat H	1	Wood Fr	D	1976	1976	49	A		\$59.52	0.85	\$40.47	12'x22'	\$10,685	40%	\$6,410	0%	100%	1.120	1.000	100.00	0.00	0.00	\$7,200