

89-07-01-310-702.000-023

NORRIS, CHRISTINE E

404 ROSS ST

510, 1 Family Dwell - Platted Lot

NEW GARDEN-245136 (024) 1/2

General Information

Parcel Number 89-07-01-310-702.000-023
Local Parcel Number 11-01-310-702.000-24

Tax ID: 024-00112-00

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 245136-024
NEW GARDEN-245136 (024)

Section/Plat 1101310

Location Address (1)
404 ROSS 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

NORRIS, CHRISTINE E
404 ROSS ST
FOUNTAIN CITY, IN 47341

Legal

LOT 4 OMAR YOUNGS 1ST

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/20/2023 to 01/01/1900.

Notes

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



Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.29), Actual Frontage (90), Parcel Acreage (0.29), etc.

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 F, F, 90, 90x138, 1.07, \$238, etc.

Data Source External Only

Collector 09/30/2024 js

Appraiser

Nexus

Total Value \$23,000

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1272 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	96	\$6,300
Patio, Brick	335	\$5,500

**Plumbing**

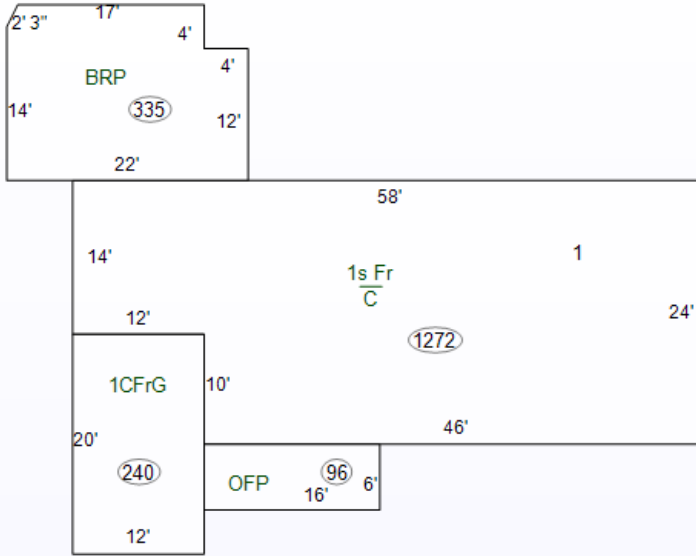
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1272	1272	\$122,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1272	0	\$8,700	
Slab				

Total Base			\$131,400
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>		\$131,400
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)		1:1272	\$4,400
No Elec (-)			\$0
Plumbing (+ / -)		5 - 5 = 0 x \$0	\$0
Spec Plumb (+)			\$0
Elevator (+)			\$0

Sub-Total, One Unit			\$135,800
Sub-Total, 1 Units			
Exterior Features (+)		\$11,800	\$147,600
Garages (+) 240 sqft		\$12,800	\$160,400
Quality and Design Factor (Grade)			1.00
Location Multiplier			0.85
<b>Replacement Cost</b>			<b>\$136,340</b>

**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	C	1950	1980	45	A			0.85		1,272 sqft	\$136,340	30%	\$95,440	0%	100%	1.120	1.000	100.00	0.00	0.00	\$106,900