

89-07-01-310-802.000-023

MURPHY, SHERYL A

404 IMEL ST

510, 1 Family Dwell - Platted Lot

NEW GARDEN-245136 (024) 1/2

General Information

Parcel Number 89-07-01-310-802.000-023
Local Parcel Number 11-01-310-802.000-24

Tax ID: 024-00372-00

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 IMEL 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

MURPHY, SHERYL A
PO BOX 204 404 IMEL ST
FOUNTAIN CITY, IN 47341

Legal

LOT 14 YOUNGS 1ST



Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Row 1: 01/01/1900, MURPHY, SHERYL A, CO, /

Res

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, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3)

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

Notes

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

Land Computations

Table with columns: Description, Value. Rows include: Calculated Acreage (0.23), Actual Frontage (90), Developer Discount, Parcel Acreage (0.23), 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 (0.23), 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 (\$20,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$20,800)

Data Source External Only

Collector 09/30/2024 js

Appraiser

Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1200 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
Patio, Treated Pine	285	\$1,900

Plumbing

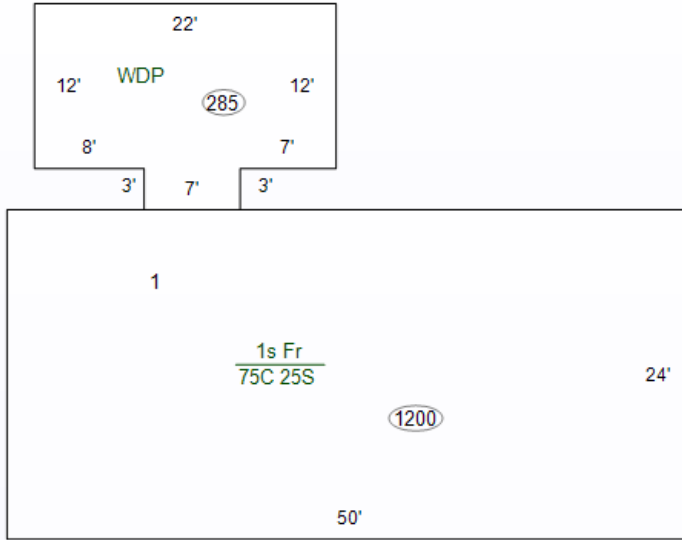
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1200	1200	\$117,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	900	0	\$7,200	
Slab	300	0	\$0	
Total Base			\$124,900	

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1200	\$4,200
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$129,100

Sub-Total, 1 Units

Exterior Features (+)	\$1,900	\$131,000
Garages (+) 0 sqft	\$0	\$131,000
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$111,350

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	Wood Fr	C	1952	1952	73	A		0.85		1,200 sqft	\$111,350	45%	\$61,240	0%	100%	1.120	1.000	100.00	0.00	0.00	\$68,600