

89-07-01-310-915.000-023

MILLER, SHEENA L

507 SOUTH ST

510, 1 Family Dwell - Platted Lot

NEW GARDEN-245136 (024) 1/2

General Information

Parcel Number 89-07-01-310-915.000-023
Local Parcel Number 11-01-310-915.000-24

Tax ID: 024-00046-00

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) 507 SOUTH 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

MILLER, SHEENA L
507 SOUTH ST
FOUNTAIN CITY, IN 47341

Legal

LOT 16 CUMMINGS 1ST SUB DIV

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include transactions from 07/13/2016 and 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: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values 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.

Land Computations

Table with columns: Computation Name, 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.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1593 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
Canopy, Shed Type	150	\$1,300
Patio, Concrete	150	\$1,200
Patio, Concrete	174	\$1,300

Plumbing

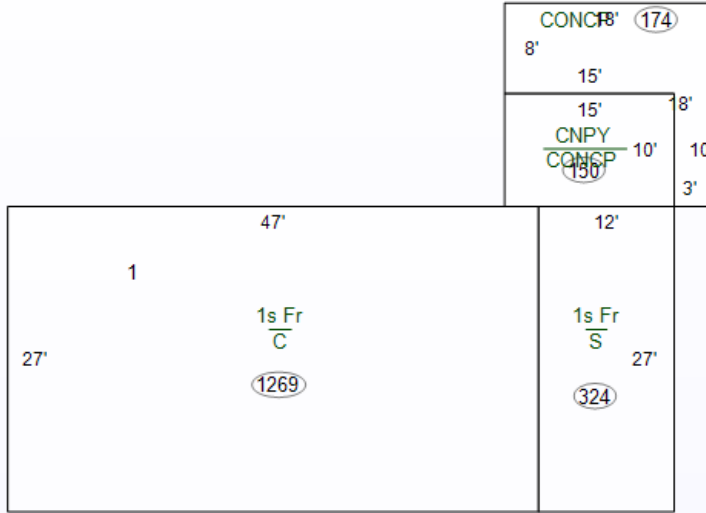
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value
1s Fr C	1	1269
1s Fr S	1	324
1s Fr	1	174

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1593	1593	\$140,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1269	0	\$8,700	
Slab		324	0	\$0	
Total Base					\$149,100

Adjustments

1 Row Type Adj. x 1.00	\$149,100
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1593 \$5,000
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$156,500
Sub-Total, 1 Units	
Exterior Features (+)	\$3,800 \$160,300
Garages (+) 0 sqft	\$0 \$160,300
Quality and Design Factor (Grade)	1.00
Location Multiplier	0.85
Replacement Cost	\$136,255

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	1958	2000	25	A		0.85		1,593 sqft	\$136,255	22%	\$106,280	0%	100%	1.120	1.000	100.00	0.00	0.00	\$119,000