

89-07-01-320-102.000-023

DINGWERTH, CHRISTOPHER L

207 S US HIGHWAY 27

510, 1 Family Dwell - Platted Lot

NEW GARDEN-245136 (024) 1/2

General Information

Parcel Number 89-07-01-320-102.000-023
Local Parcel Number 11-01-320-102.000-24

Tax ID: 024-00275-00

Routing Number

Property Class 510 RENTAL
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 1101320

Location Address (1) 207 S US HIGHWAY 27 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

DINGWERTH, CHRISTOPHER L & TR 1907 WALLACE RD RICHMOND, IN 47374

Legal

36 FT S PT LOTS 8 & 9 STRIP REAR LOT 8 & 3.83 FT TRI PCE CONT 0.007A & 3X190 FT ON N SIDE LOT 77



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

Table with columns for Assessment Year (2022-2025), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Transfer of Ownership

Date 01/01/1900 Owner DINGWERTH, CHRIS Doc ID Code Book/Page Adj Sale Price V/I

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
10/8/2024 Misc: 2025 GENERAL REVAUATION
8/5/2020 Misc: 2021 GENERAL REVAL

Land Computations

Table with columns for various land computation metrics like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc., and their values.

Data Source External Only

Collector 09/30/2024 js

Appraiser

Nexus

Total Value \$12,300

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1540 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
Stoop, Masonry	120	\$3,500
Stoop, Masonry	72	\$2,700
Porch, Open Frame	176	\$9,200

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	4
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	1098	1098	\$111,500	
2	1Fr	442	442	\$32,300	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		110	0	\$16,400	
Crawl		988	0	\$7,600	
Slab					

Total Base \$167,800

Adjustments 1 Row Type Adj. x 1.00 \$167,800

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

Sub-Total, One Unit \$167,800

Sub-Total, 1 Units

Exterior Features (+)	\$15,400	\$183,200
Garages (+) 0 sqft	\$0	\$183,200
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
Replacement Cost		\$132,362

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	2	Wood Fr	D+1	1920	1920	105	A			0.85		1,650 sqft	\$132,362	50%	\$66,180	0%	100%	1.120	1.000	100.00	0.00	0.00	\$74,100
2: Utility Shed	1		C+1	1996	1996	29	A		\$19.35	0.85	\$17.27	12'x20'	\$4,145	60%	\$1,660	0%	100%	1.120	1.000	100.00	0.00	0.00	\$1,900