

89-07-01-320-106.000-023

WILLIAMS, ROBERT A

315 S US HIGHWAY 27

510, 1 Family Dwell - Platted Lot

NEW GARDEN-245136 (024) 1/2

General Information

Parcel Number 89-07-01-320-106.000-023
Local Parcel Number 11-01-320-106.000-24

Tax ID: 024-00165-00

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 1101320

Location Address (1)
315 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

WILLIAMS, ROBERT A
315 S US HWY 27
FOUNTAIN CITY, IN 47341

Legal

PT SE D 13 FRAC SEC 1-17-14 60 FT PT LOT 80



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions for WILLIAMS, ROBERT on 03/21/2022 and 01/01/1900.

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
10/8/2024 Misc: 2025 GENERAL REVAUATION
8/31/2020 Misc: 2021: GENERAL REVAL

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

Table with columns: Year (2025-2022), Assessment 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). Values include \$18,300, \$15,900, \$14,600, \$64,400, \$55,200, \$72,100, 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. Values include F, F, 60, 60x395, 1.28, \$238, \$305, \$18,300, 0%, 1.0000, 100.00, 0.00, 0.00, \$18,300.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.54), Actual Frontage (60), Developer Discount, Parcel Acreage (0.54), 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 (0.54), 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 (\$18,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$18,300).

Data Source External Only

Collector 09/30/2024 js

Appraiser

Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1680 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, Enclosed Frame	168	\$12,800
Porch, Open Frame	364	\$16,400

Plumbing

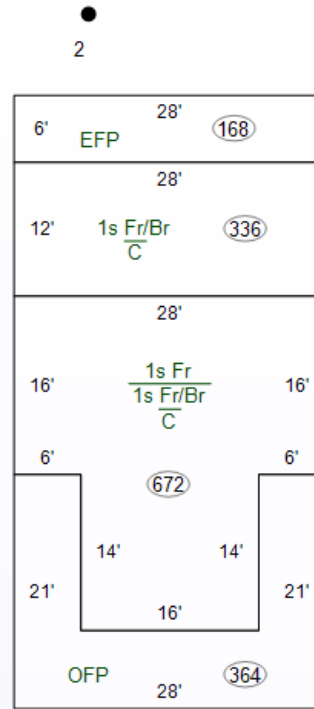
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	92	1008	1008	\$108,700	
2	1Fr	672	672	\$41,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1008	0	\$7,600	
Slab					

Total Base \$158,000

Adjustments 1 Row Type Adj. x 1.00 \$158,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1008 2:672	\$5,300
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$169,400

Sub-Total, 1 Units

Exterior Features (+)	\$29,200	\$198,600
Garages (+) 0 sqft	\$0	\$198,600
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	

Replacement Cost \$151,929

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	1/6 Maso	D+2	1882	1882	143	F			0.85		1,680 sqft	\$151,929	65%	\$53,180	0%	100%	1.120	1.000	100.00	0.00	0.00	\$59,600
2: Detached Garage	1	Wood Fr	D+2	1882	1882	143	P		\$42.58	0.85	\$32.57	22'x24'	\$17,199	75%	\$4,300	0%	100%	1.120	1.000	100.00	0.00	0.00	\$4,800