

89-07-02-220-106.000-023

HAYES, LAURIE A 1/3, MICHAEL

408 W NORTH ST

511, 1 Family Dwell - Unplatted (0 to 9.9

NEW GARDEN-125129 (024 1/2

General Information

Parcel Number
89-07-02-220-106.000-023
Local Parcel Number
11-02-220-106.000-24

Tax ID:
024-00324-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County
WAYNE

Township
NEW GARDEN TOWNSHIP

District 023 (Local 024)
FOUNTAIN CITY TOWN

School Corp 8375
NORTHEASTERN WAYNE

Neighborhood 125129-024
NEW GARDEN-125129 (024)

Section/Plat
1102220

Location Address (1)
408 W NORTH ST
FOUNTAIN CITY, IN 47341

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level

Public Utilities ERA
Water, Gas, Electricity

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

HAYES, LAURIE A 1/3, MICHAEL D S
KEVIN C SHEETS 1/3
408 W NORTH ST
FOUNTAIN CITY, IN 47341

Legal

PT NE SEC 2-17-14 0.38A EXC 24 FT OFF ENT
S SIDE FOR ROADWAY



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 04/22/2024 HAYES, LAURIE A 1/3 and 01/01/1900 SHEETS, JOHN & KA.

Notes

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

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various non-residential categories.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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: Description, Value. Rows include Calculated Acreage (0.38), Actual Frontage (0), Developer Discount, Parcel Acreage (0.38), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.38), 91/92 Acres (0.00), Total Acres Farmland (0.00), 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 (\$12,500), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$12,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$12,500).

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** 1580 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
Wood Deck	224	\$5,000
Stoop, Masonry	120	\$3,500
Canopy, Roof Extension	120	\$1,900

**Plumbing**

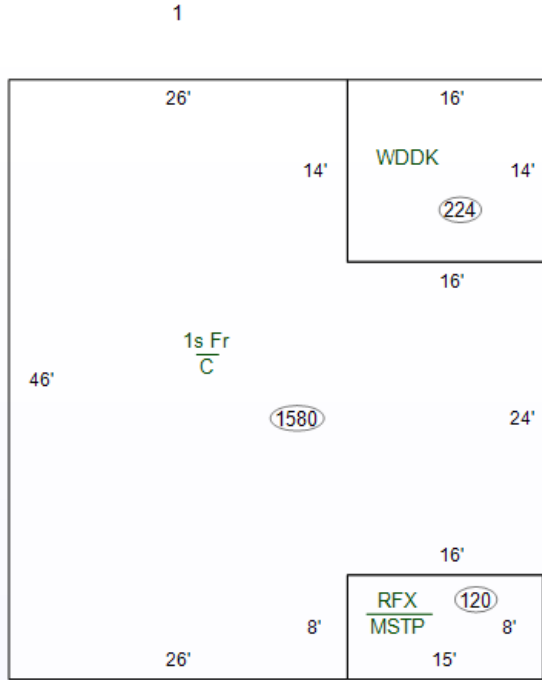
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<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



Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1580	1580	\$138,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1580	0	\$9,600	
Slab				

	Total Base	
	\$148,500	
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	\$148,500
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
	<b>Sub-Total, One Unit</b>	\$148,500
	<b>Sub-Total, 1 Units</b>	
Exterior Features (+)	\$10,400	\$158,900
Garages (+) 0 sqft	\$0	\$158,900
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85
	<b>Replacement Cost</b>	\$114,805

**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	D+1	1948	1948	77	A		0.85		1,580 sqft	\$114,805	50%	\$57,400	0%	100%	1.190	1.000	100.00	0.00	0.00	\$68,300
2: Detached Garage/Boat H	1	Wood Fr	C	1948	1948	77	A	\$48.82	0.85	\$41.50	16'x24'	\$15,935	45%	\$8,760	0%	100%	1.190	1.000	100.00	0.00	0.00	\$10,400