89-07-02-220-106.000-023

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
Cour	itv

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

Characte	eristics
Topography	Flood Hazard
Level	
Public Utilities	ERA

Streets or Roads TIF

Paved

Neighborhood Life Cycle Stage

Water, Gas, Electricity

Static

Printed Tuesday, April 29, 2025 Review Group 2029

HAYES, LAURIE A 1/3, MICHAEL 408 W NORTH ST Ownership HAYES, LAURIE A 1/3, MICHAEL D S

KEVIN C SHEETS 1/3

FOUNTAIN CITY, IN 47341

Data Source External Only

408 W NORTH ST

	Tra	Notes				
Date	Owner	Doc ID	Code	Book/Page Adj Sa	le Price V/I	3/7/2025 Misc: 2025 GENERAL REVAUATION
04/22/2024	HAYES, LAURIE A 1/3	2024002752	SA	1	1	11/13/2024 CYCLICAL: 2025 GENERAL REVAL
01/01/1900	SHEETS, JOHN & KA		CO	1	1	

Legal

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

|--|--|

Res

Valuation Records (Work In Progress values are not certified values and are subject to change)													
2025	Assessment Year	2025	2024	2023	2022	2021							
WIP	Reason For Change	AA	AA	AA	AA	AA							
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021							
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod							
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000							
	Notice Required												
\$12,500	Land	\$12,500	\$10,900	\$10,000	\$10,000	\$10,000							
\$12,500	Land Res (1)	\$12,500	\$10,900	\$10,000	\$10,000	\$10,000							
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0							
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0							
\$78,700	Improvement	\$78,700	\$70,300	\$64,700	\$63,900	\$58,100							
\$78,700	Imp Res (1)	\$78,700	\$70,300	\$64,700	\$63,900	\$58,100							
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0							
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0							
\$91,200	Total	\$91,200	\$81,200	\$74,700	\$73,900	\$68,100							
\$91,200	Total Res (1)	\$91,200	\$81,200	\$74,700	\$73,900	\$68,100							
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0							
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0							
	Land Data (Standa	rd Depth: Res 100	0'. CI 100' Base	Lot: Res 100' X 0	'. CI 100' X 0')								

	Land Data (Standard Depth: Res 100', CI 100'								Base Lot: Res 100' X 0', CI 100' X 0')							
Land Type	Pricing Metho d	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value		
9	Α		0	0.380000	1.69	\$19,400	\$32,786	\$12,459	0%	1.0000	100.00	0.00	0.00	\$12,460		

js

Appraiser

Nexus

Collector 09/30/2024

Land Computa	itions
Calculated Acreage	0.38
Actual Frontage	0
Developer Discount	
Parcel Acreage	0.38
31 Legal Drain NV	0.00
32 Public Roads NV	0.00
33 UT Towers NV	0.00
Homesite	0.38
91/92 Acres	0.00
Total Acres Farmland	0.00
armland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
/alue of Farmland	\$0
Classified Total	\$0
arm / Classifed 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

2

TF

3

0

1

0

5

3

0

0

6

\$1,900

Description

#

0

Plumbing

Accommodations

Half Bath

Total

Kitchen Sinks

Water Heaters

Add Fixtures

Bedrooms

Living Rooms Dining Rooms

Family Rooms

120

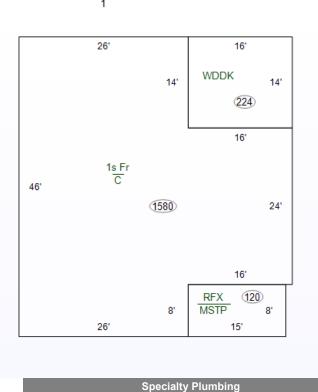
Total Rooms

Floor Finish											
Earth	Tile										
Slab	✓ Carpet										
✓ Sub & Joist	Unfinished										
Wood	Other										
Parquet											
Wall Finish											

Canopy, Roof Extension

Wall	Finish
✓ Plaster/Drywall	Unfinished
Paneling	Other
Fiberboard	

Paneling Other Fiberboard	Heat Type Central Warm Air													
Roofing														
Built-Up	Slate Tile													
Exterior Features														
Description	Area	Value												
Wood Deck	224	\$5,000												
Stoop, Masonry	120	\$3,500												



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 Adjustments 1 Row Type Adj. x 1.00 \$148,500 Unfin Int (-) \$0 Ex Liv Units (+) \$0 Rec Room (+) \$0 Loft (+) \$0 Fireplace (+) \$0 No Elec (-) \$0 Plumbing (+/-) \$0 = 5 - 5 = 0 x \$0 Spec Plumb (+) \$0 Sub-Total, One Unit \$148,500 Sub-Total, 1 Units Exterior Features (+) \$10,400 \$158,900 Quality and Design Factor (Grade) 0.85 Location Multiplier 0.85		`				
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 Adjustments 1 Row Type Adj. x 1.00 \$148,500 Unfin Int (-) \$0 Ex Liv Units (+) \$0 Rec Room (+) \$0 Loft (+) \$0 Fireplace (+) \$0 No Heating (-) \$0 A/C (+) \$0 Spec Plumb (+) \$0 Spec Plumb (+) \$0 Spec Plumb (+) \$0 Sub-Total, One Unit \$148,500 Sub-Total, 1 Units Exterior Features (+) \$10,400 \$158,900 Garages (+) 0 sqft \$0 Quality and Design Factor (Grade) 0.85 Location Multiplier 0.85						
2 3 4 1/4 1/2 3/4 Attic Bsmt Crawl 1580 0 \$9,600 Slab Total Base \$148,500 Adjustments 1 Row Type Adj. x 1.00 \$148,500 Unfin Int (-) \$0 Ex Liv Units (+) \$0 Rec Room (+) \$0 Loft (+) \$0 Fireplace (+) \$0 No Heating (-) \$0 A/C (+) \$0 Plumbing (+/-) \$5-5=0 x \$0 \$0 Spec Plumb (+) \$0 Sub-Total, One Unit \$148,500 Sub-Total, 1 Units Exterior Features (+) \$10,400 \$158,900 Quality and Design Factor (Grade) 0.85 Location Multiplier 0.85	Floor	Constr	Base	Finish	Value	Totals
3 4 1/4 1/2 3/4 Attic Bsmt Crawl 1580 0 \$9,600 Slab Total Base \$148,500 Adjustments 1 Row Type Adj. x 1.00 \$148,500 Unfin Int (-) \$0 Ex Liv Units (+) \$0 Rec Room (+) \$0 Hoft (+) \$0 Fireplace (+) \$0 No Heating (-) \$0 A/C (+) \$0 Plumbing (+/-) \$5-5=0 x \$0 \$0 Spec Plumb (+) \$0 Exercise Features (+) \$0 Sub-Total, One Unit \$148,500 Sub-Total, 1 Units Exterior Features (+) \$10,400 \$158,900 Garages (+) 0 sqft \$0 Quality and Design Factor (Grade) 0.85 Location Multiplier 0.85	•	1Fr	1580	1580	\$138,900	
1/4 1/2 3/4 Attic Bsmt Crawl 1580 0 \$9,600 Slab Total Base \$148,500 Adjustments 1 Row Type Adj. x 1.00 \$148,500 Unfin Int (-) \$0 Ex Liv Units (+) \$0 Rec Room (+) \$0 Hoft (+) \$0 Fireplace (+) \$0 No Heating (-) \$0 A/C (+) \$0 No Elec (-) \$0 Plumbing (+/-) \$5-5=0 x \$0 \$0 Spec Plumb (+) \$0 Exterior Features (+) \$10,400 \$158,900 Quality and Design Factor (Grade) 0.85 Location Multiplier 0.85	_					
1/4 1/2 3/4 Attic Bsmt Crawl 1580 0 \$9,600 Slab Total Base \$148,500 Adjustments 1 Row Type Adj. x 1.00 \$148,500 Unfin Int (-) \$0 Ex Liv Units (+) \$0 Rec Room (+) \$0 Hoft (+) \$0 Fireplace (+) \$0 No Heating (-) \$0 A/C (+) \$0 No Elec (-) \$0 Plumbing (+/-) \$5-5=0 x \$0 \$0 Spec Plumb (+) \$0 Exterior Features (+) \$10,400 \$158,900 Garages (+) 0 sqft \$0 Quality and Design Factor (Grade) 0.85 Location Multiplier 0.85						
1/2 3/4 Attic Bsmt Crawl 1580 0 \$9,600 Slab Total Base \$148,500 Adjustments 1 Row Type Adj. x 1.00 \$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 Spec Plumb (+) \$0 Sub-Total, One Unit \$148,500 Garages (+) 0 sqft \$0 Quality and Design Factor (Grade) \$0.85 Location Multiplier 0.85	-					
Attic Bsmt Crawl 1580 0 \$9,600 Slab Total Base \$148,500 Adjustments 1 Row Type Adj. x 1.00 \$148,500 Unfin Int (-) \$0 Ex Liv Units (+) \$0 Rec Room (+) \$0 Loft (+) \$0 Fireplace (+) \$0 No Heating (-) \$0 A/C (+) \$0 Plumbing (+/-) \$0 + 5 - 5 = 0 x \$0 Spec Plumb (+) \$0 Sub-Total, One Unit \$148,500 Sub-Total, 1 Units Exterior Features (+) \$10,400 \$158,900 Quality and Design Factor (Grade) \$0.85 Location Multiplier \$0.85						
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Samt Crawl 1580 0 \$9,600 Slab Total Base \$148,500 Adjustments 1 Row Type Adj. x 1.00 \$148,500 Unfin Int (-) \$0 Ex Liv Units (+) \$0 Rec Room (+) \$0 Ex Liv Units (+) \$0 Fireplace (+) \$0 No Heating (-) \$0 A/C (+) \$0 No Elec (-) \$0 No Elec (-) \$0 Plumbing (+/-) \$5-5=0 x \$0 \$0 Spec Plumb (+) \$0 Sub-Total, One Unit \$148,500 Sub-Total, 1 Units Exterior Features (+) \$10,400 \$158,900 Quality and Design Factor (Grade) 0.85 Location Multiplier 0.85 Contains the contai	3/4					
Crawl 1580 \$9,600 Slab Total Base \$148,500 Adjustments 1 Row Type Adj. x 1.00 \$148,500 Unfin Int (-) \$0 Ex Liv Units (+) \$0 Ex Liv Units (+) \$0 For Ex Liv Units (+) \$0 No Heating (-) \$0 A/C (+) \$0	Attic					
Total Base	Bsmt					
Total Base	Crawl		1580	0	\$9,600	
Adjustments 1 Row Type Adj. x 1.00 \$148,500 Unfin Int (-) \$0 Ex Liv Units (+) \$0 Rec Room (+) \$0 Loft (+) \$0 No Heating (-) \$0 A/C (+) \$0 No Elec (-) \$0 Plumbing (+ / -) \$5 - 5 = 0 x \$0 \$0 Spec Plumb (+) \$0 Sub-Total, One Unit \$148,500 Sub-Total, 1 Units Exterior Features (+) \$10,400 \$158,900 Quality and Design Factor (Grade) \$0.85 Location Multiplier \$0.85	Slab					
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 Spec Plumb (+) \$0 Sub-Total, One Unit \$148,500 Sub-Total, 1 Units Exterior Features (+) \$10,400 \$158,900 Quality and Design Factor (Grade) \$0.85 Location Multiplier \$0.85					Total Base	\$148,500
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 Sub-Total, One Unit \$148,500 Sub-Total, 1 Units Exterior Features (+) \$10,400 \$158,900 Quality and Design Factor (Grade) 0.85 Location Multiplier 0.85	Adjus	tments	1 R	ow Type	Adj. x 1.00	\$148,500
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 \$148,500 Sub-Total, 1 Units Exterior Features (+) \$10,400 \$158,900 Quality and Design Factor (Grade) 0.85 Location Multiplier 0.85	Unfin	Int (-)				\$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 \$148,500 Sub-Total, 1 Units Exterior Features (+) \$10,400 \$158,900 Quality and Design Factor (Grade) 0.85 Location Multiplier 0.85	Ex Liv	Units (+)				\$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 \$148,500 Sub-Total, 1 Units Exterior Features (+) \$10,400 \$158,900 Garages (+) 0 sqft \$0 \$158,900 Quality and Design Factor (Grade) 0.85 Location Multiplier 0.85	Rec R	oom (+)				\$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 \$148,500 Sub-Total, 1 Units Exterior Features (+) \$10,400 \$158,900 Garages (+) 0 sqft \$0 \$158,900 Quality and Design Factor (Grade) 0.85 Location Multiplier 0.85	Loft (+	·)				\$0
A/C (+) \$0 No Elec (-) \$0 Plumbing (+ / -) \$5 - 5 = 0 x \$0 \$0 Spec Plumb (+) \$0 Elevator (+) \$0 Sub-Total, One Unit \$148,500 Sub-Total, 1 Units Exterior Features (+) \$10,400 \$158,900 Garages (+) 0 sqft \$0 \$158,900 Quality and Design Factor (Grade) 0.85 Location Multiplier 0.85	Firepla	ace (+)				\$0
No Elec (-) \$0 Plumbing (+ / -) 5 - 5 = 0 x \$0 \$0 Spec Plumb (+) \$0 Elevator (+) \$0 Sub-Total, One Unit \$148,500 Sub-Total, 1 Units Exterior Features (+) \$10,400 \$158,900 Garages (+) 0 sqft \$0 \$158,900 Quality and Design Factor (Grade) 0.85 Location Multiplier 0.85	No He	ating (-)				\$0
Plumbing (+ / -) 5 - 5 = 0 x \$0 \$0 Spec Plumb (+) \$0 Elevator (+) \$0 Sub-Total, One Unit \$148,500 Sub-Total, 1 Units Exterior Features (+) \$10,400 \$158,900 Garages (+) 0 sqft \$0 \$158,900 Quality and Design Factor (Grade) 0.85 Location Multiplier 0.85	A/C (+	·)				\$0
Spec Plumb (+) \$0 Elevator (+) \$0 Sub-Total, One Unit \$148,500 Sub-Total, 1 Units Exterior Features (+) \$10,400 \$158,900 Garages (+) 0 sqft \$0 \$158,900 Quality and Design Factor (Grade) 0.85 Location Multiplier 0.85	No Ele	ec (-)				\$0
Elevator (+) \$0 Sub-Total, One Unit \$148,500 Sub-Total, 1 Units Exterior Features (+) \$10,400 \$158,900 Garages (+) 0 sqft \$0 \$158,900 Quality and Design Factor (Grade) 0.85 Location Multiplier 0.85	Plumb	ing (+ / -)		5	$-5 = 0 \times 0	\$0
Sub-Total, One Unit \$148,500 Sub-Total, 1 Units Exterior Features (+) \$10,400 \$158,900 Garages (+) 0 sqft \$0 \$158,900 Quality and Design Factor (Grade) 0.85 Location Multiplier 0.85	Spec I	Plumb (+)				\$0
Sub-Total, 1 Units Exterior Features (+) \$10,400 \$158,900 Garages (+) 0 sqft \$0 \$158,900 Quality and Design Factor (Grade) 0.85 Location Multiplier 0.85	Elevat	or (+)				\$0
Exterior Features (+) \$10,400 \$158,900 Garages (+) 0 sqft \$0 \$158,900 Quality and Design Factor (Grade) 0.85 Location Multiplier 0.85				Sub-Tota	al, One Unit	\$148,500
Garages (+) 0 sqft \$0 \$158,900 Quality and Design Factor (Grade) 0.85 Location Multiplier 0.85				Sub-To	otal, 1 Units	
Quality and Design Factor (Grade) 0.85 Location Multiplier 0.85	Exteri	or Feature	s (+)		\$10,400	\$158,900
Location Multiplier 0.85	Garag	es (+) 0 so	qft		\$0	\$158,900
•		Qualit	y and D	esign Fa	ctor (Grade)	0.85
Replacement Cost \$114,805				Locati	on Multiplier	0.85
				Replac	ement Cost	\$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	С	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

\$78,700 \$78,700 Total all pages Total this page

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