

General Information

Parcel Number 89-07-02-240-403.000-023
Local Parcel Number 11-02-240-403.000-24

Tax ID: 024-00036-00

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 245139-024 NEW GARDEN-245139 (024)
Section/Plat 1102240
Location Address (1) 106 N VINE 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

GREEN, DAVID L & TERESA L
106 VINE ST
FOUNTAIN CITY, IN 47341

Legal

LOT 16 J M G & PT LOT 13 J M G 8 FT N SIDE LOT 17 J M G

Transfer of Ownership

Date 01/01/1900 Owner GREEN, DAVID L & T Doc ID Code Book/Page Adj Sale Price V/I



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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3)

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

Table with 15 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

Notes

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

Land Computations

Table with 2 columns: Description, Value. Includes rows for 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 \$19,500

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	1 1/2
<b>Style</b>	N/A
<b>Finished Area</b>	1516 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Patio, Concrete	216	\$1,700
Bay	16	\$3,200
Porch, Open Frame	104	\$6,300

**Plumbing**

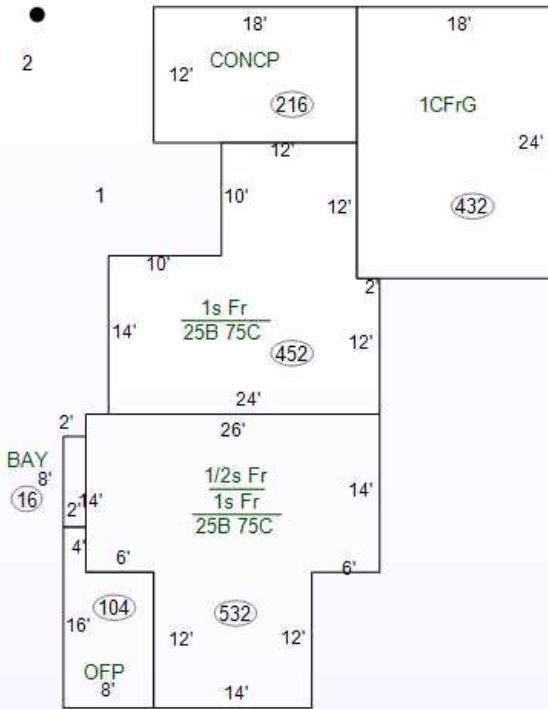
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	8

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	984	984	\$103,200	
2				
3				
4				
1/4				
1/2 1Fr	532	532	\$27,100	
3/4				
Attic				
Bsmt	246	0	\$19,000	
Crawl	738	0	\$6,700	
Slab				

	Total Base	Value
	\$156,000	\$156,000
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	<b>\$156,000</b>
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
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>		<b>\$160,500</b>
<b>Sub-Total, 1 Units</b>		<b>\$160,500</b>
Exterior Features (+)	\$11,200	\$171,700
Garages (+) 432 sqft	\$18,900	\$190,600
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
<b>Replacement Cost</b>		<b>\$137,709</b>

**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 1/2	Wood Fr	D+1	1898	1948	77 F		0.85		1,762 sqft	\$137,709	65%	\$48,200	0%	100%	0.950	1.000	100.00	0.00	0.00	\$45,800
2: Utility Shed	1	SV	C	1898	1898	127 A		0.85		13'x21'		65%		0%	100%	0.950	1.000	100.00	0.00	0.00	\$0