

89-07-02-420-402.001-023

General Information

Parcel Number
89-07-02-420-402.001-023

Local Parcel Number
11-02-420-402.010-24

Tax ID:
024-00158-01

Routing Number

Property Class 540
Mobile or Manufactured Home - Plat

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
1102420

Location Address (1)
301 S FRONT 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

SMITH, GRETCHEN D

Ownership

SMITH, GRETCHEN D
301 S FRONT ST
FOUNTAIN CITY, IN 47341

Legal

LOT 20 H & H



301 S FRONT ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
01/01/1900	SMITH, GRETCHEN D		CO		/		

540, Mobile or Manufactured Home - Pla

NEW GARDEN-245136 (024) 1/2

Notes

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

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	☐	☐	☐	☐	☐
\$22,800	Land	\$22,800	\$19,800	\$18,200	\$18,200	\$18,200
\$22,800	Land Res (1)	\$22,800	\$19,800	\$18,200	\$18,200	\$18,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$107,300	Improvement	\$107,300	\$93,600	\$87,000	\$86,000	\$79,400
\$107,300	Imp Res (1)	\$107,300	\$93,600	\$87,000	\$86,000	\$79,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$130,100	Total	\$130,100	\$113,400	\$105,200	\$104,200	\$97,600
\$130,100	Total Res (1)	\$130,100	\$113,400	\$105,200	\$104,200	\$97,600
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

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
F	F		115	115x83	0.83	\$238	\$198	\$22,770	0%	1.0000	100.00	0.00	0.00	\$22,770

Land Computations

Calculated Acreage	0.22
Actual Frontage	115
Developer Discount	☐
Parcel Acreage	0.22
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	0.22
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	\$22,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$22,800

General Information

Occupancy

Single-Family

Description

MH / C

Story Height

1

Style

N/A

Finished Area

1680 sqft

Make

Floor Finish

☐ Earth

☐ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Heat Type

Central Warm Air

Plumbing

#

TF

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

1

1

Total

5

9

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

0

Family Rooms

0

Total Rooms

6

Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1680	1680	\$145,600
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl		1680	0	\$10,000
Slab				
Total Base				\$155,600
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				1:1680
No Elec (-)				\$0
Plumbing (+ / -)				9 – 5 = 4 x \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$164,000
Sub-Total, 1 Units				
Exterior Features (+)				\$5,300
Garages (+) 624 sqft				\$24,700
Quality and Design Factor (Grade)				0.70
Location Multiplier				0.85
Replacement Cost				\$115,430

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
1: MH / C	1	Wood Fr	D-1	2003	2010	15	A			0.85		1,680 sqft	\$115,430	17%	\$95,810	0%	100%	1.120	1.000	100.00	0.00

Total all pages

\$107,300

Total this page

\$107,300