

89-07-02-420-702.000-023

General Information

Parcel Number
89-07-02-420-702.000-023

Local Parcel Number
11-02-420-702.000-24

Tax ID:
024-00201-00

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 125130-024
NEW GARDEN-125130 (024)

Section/Plat
1102420

Location Address (1)
604 SOUTH 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

LILLY, BRIAN H

Ownership

LILLY, BRIAN H
604 SOUTH ST
FOUNTAIN CITY, IN 47341

Legal

LOT 9 CUMMINGS 1ST SUB D

604 SOUTH ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/23/2009	LILLY, BRIAN H		CO	/	\$71,000	V
12/23/2009	LILLY, BRIAN H	2009011863	WD	/	\$71,000	V
01/01/1900	CLARKSTON, CHRIS	2009011863	WD	/	\$71,000	I

510, 1 Family Dwell - Platted Lot

NEW GARDEN-125130 (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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$17,400	Land	\$17,400	\$15,100	\$13,800	\$13,800	\$13,800
\$17,400	Land Res (1)	\$17,400	\$15,100	\$13,800	\$13,800	\$13,800
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$74,100	Improvement	\$74,100	\$63,800	\$58,500	\$58,600	\$52,100
\$74,100	Imp Res (1)	\$74,100	\$63,800	\$58,500	\$58,600	\$52,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$91,500	Total	\$91,500	\$78,900	\$72,300	\$72,400	\$65,900
\$91,500	Total Res (1)	\$91,500	\$78,900	\$72,300	\$72,400	\$65,900
\$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 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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		80	80x155	1.02	\$213	\$217	\$17,360	0%	1.0000	100.00	0.00	0.00	\$17,360

Land Computations

Calculated Acreage	0.28
Actual Frontage	80
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.29
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	0.29
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	\$17,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$17,400

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

1064 sqft

Make

Floor Finish

☐ Earth

☐ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Plumbing

#

TF

Full Bath

1

3

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

3

5

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

0

Family Rooms

0

Total Rooms

7

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

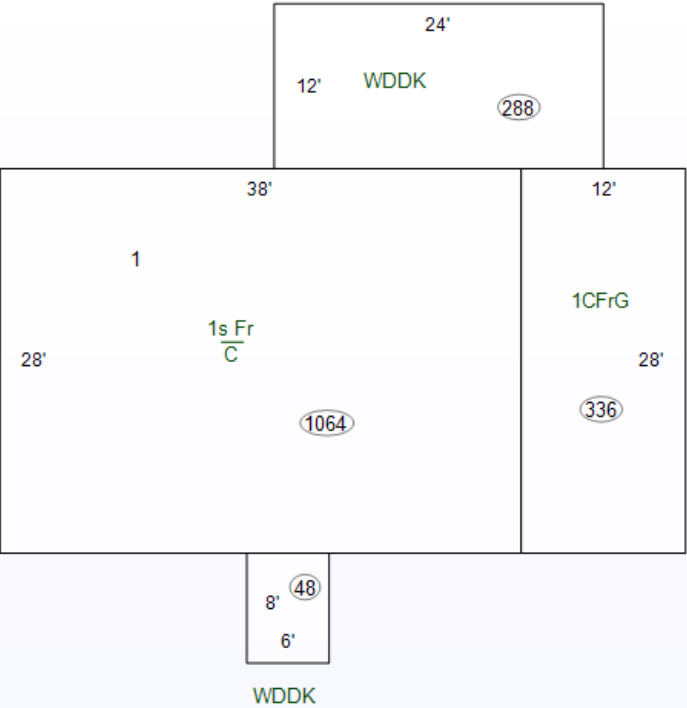
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Wood Deck	288	\$6,300
Wood Deck	48	\$1,700



Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1064	1064	\$110,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1064	0	\$7,900	
Slab					
				Total Base	\$117,900
Adjustments				1 Row Type Adj. x 1.00	\$117,900
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1064	\$4,000
No Elec (-)					\$0
Plumbing (+ / -)				5 – 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$121,900
				Sub-Total, 1 Units	
Exterior Features (+)				\$8,000	\$129,900
Garages (+) 336 sqft				\$16,500	\$146,400
Quality and Design Factor (Grade)				0.95	
Location Multiplier				0.85	
				Replacement Cost	\$118,218

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	1	Wood Fr	C-1	1956	1956	69	A			0.85		1,064 sqft	\$118,218	42%	\$68,570	0%	100%	1.080	1.000	100.00	0.00	0.00	\$74,100