

General Information

Parcel Number 89-07-02-420-703.000-023
Local Parcel Number 11-02-420-703.000-24

Tax ID: 024-00398-00

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)
606 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

Ownership

HAAGER, CHARLES & ANNABELLE 1
STEPHANIA LYNN HAAGER 1/2
3938 STATE LINE RD N
RICHMOND, IN 47374

Legal

LOT 10 CUMMINGS 1ST SUB LOT 11 CUMMINGS
1ST SUB

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 08/12/2014 to 01/01/1900.

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)

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

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

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: Computation Name, Value. Rows include Calculated Acreage (0.43), Actual Frontage (120), Developer Discount, Parcel Acreage (0.43), 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 (0.43), 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 (\$19,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$19,500).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1422 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
Patio, Concrete	200	\$1,500
Patio, Concrete	90	\$800
Canopy, Shed Type	90	\$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

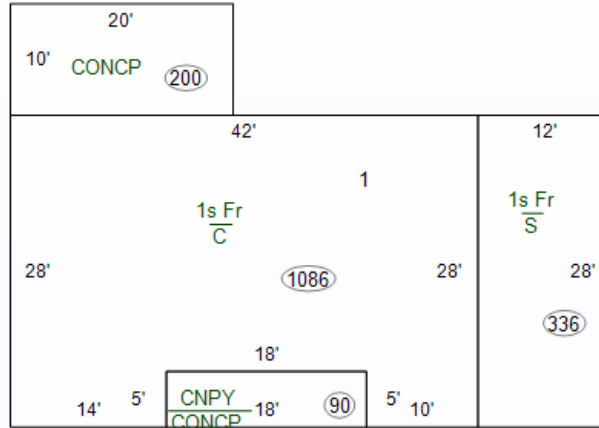
**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air

2



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1422	1422	\$130,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1086	0	\$7,900	
Slab	336	0	\$0	
<b>Total Base</b>			<b>\$138,400</b>	

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>		<b>\$138,400</b>
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1422	\$4,600
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$143,000

**Sub-Total, 1 Units**

Exterior Features (+) \$3,200 \$146,200

Garages (+) 0 sqft \$0 \$146,200

Quality and Design Factor (Grade) 0.95

Location Multiplier 0.85

**Replacement Cost** \$118,057

**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	C-1	1960	1960	65 A		0.85		1,422 sqft	\$118,057	42%	\$68,470	0%	100%	1.080	1.000	100.00	0.00	0.00	\$73,900
2: Detached Garage/Boat H	1	Wood Fr	C	1973	1973	52 A	\$39.83	0.85	\$33.86	24'x30'	\$24,376	40%	\$14,630	0%	100%	1.080	1.000	100.00	0.00	0.00	\$15,800