

General Information

Parcel Number 89-07-02-420-707.000-023
Local Parcel Number 11-02-420-707.000-24
Tax ID: 024-00079-00
Routing Number

Ownership

ROSS, TERENCE K & MISTY
607 SOUTH ST
FOUNTAIN CITY, IN 47341
Legal
LOTS 14 & 15 CUMMINGS 1ST SUB DIV EXC TRI
PCE SE CORNER LOT 15 ST DED

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/10/2018 to 01/01/1900.

Notes

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

Property Class 510
1 Family Dwell - Platted Lot



Res

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) 607 SOUTH ST FOUNTAIN CITY, IN 47341

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

Table with columns: Year, 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. Row shows data for F, F, 200, 200x200, 1.11, \$213, \$236, \$47,200, 0%, 1.0000, 100.00, 0.00, 0.00, \$47,200.

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

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.92), Actual Frontage (200), Developer Discount, Parcel Acreage (0.92), 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 (0.92), 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 (\$47,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$47,200).

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1 1/2
Style	N/A
Finished Area	2704 sqft
Make	

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
Porch, Open Frame	297	\$14,000
Wood Deck	192	\$4,600

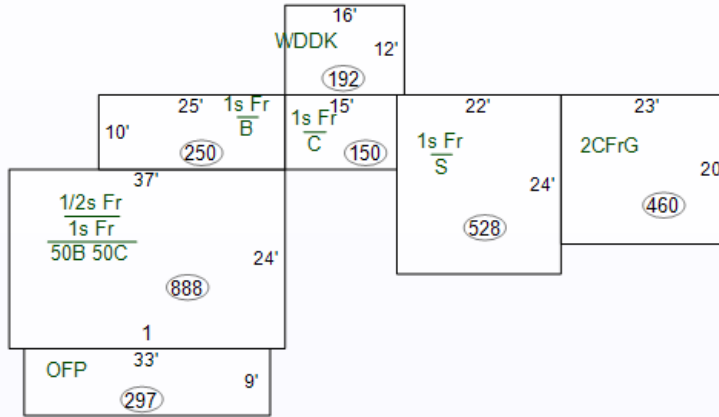
Plumbing

	#	TF
Full Bath	2	6
Half Bath	2	4
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	6	12

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1816	1816	\$155,800	
2					
3					
4					
1/4					
1/2	1Fr	888	888	\$38,800	
3/4					
Attic					
Bsmt		694	0	\$28,600	
Crawl		594	0	\$6,300	
Slab		528	0	\$0	
Total Base					\$229,500

Adjustments

1 Row Type Adj. x 1.00	\$229,500
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1816 1/2:888 \$6,500
No Elec (-)	\$0
Plumbing (+ / -)	12 - 5 = 7 x \$800 \$5,600
Spec Plumb (+)	\$0
Elevator (+)	\$0
Sub-Total, One Unit	\$241,600

Sub-Total, 1 Units

Exterior Features (+)	\$18,600	\$260,200
Garages (+) 460 sqft	\$18,900	\$279,100
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85
Replacement Cost		\$213,512

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+2	1920	1963	62	A		0.85		3,398 sqft	\$213,512	47%	\$113,160	0%	100%	1.080	1.000	100.00	0.00	0.00	\$122,200