

89-07-02-440-104.000-023

General Information

Parcel Number
89-07-02-440-104.000-023

Local Parcel Number
11-02-440-104.000-24

Tax ID:
024-00420-04

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
1102440

Location Address (1)
606 CENTURY DR
FOUNTAIN CITY, IN 47341

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
All

ERA
☐

Streets or Roads
Paved

TIF
☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2029

BLANFORD, BRANDON E

Ownership

BLANFORD, BRANDON E
606 CENTURY DR
FOUNTAIN CITY, IN 47341

Legal

LOT 4 NEW HERITAGE ADDN



606 CENTURY DR

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/02/2017	BLANFORD, BRANDO	2017008056	WD	/	\$159,700	V
09/28/2016	KIMBRELL, KARRIE A	2016007973	QC	/	\$0	I
01/01/1900	SLINKER, CHRISTOP	2016007973	QC	/		I

510, 1 Family Dwell - Platted Lot

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	☐	☐	☐	☐	☐
\$18,000	Land	\$18,000	\$15,600	\$14,400	\$14,400	\$14,400
\$18,000	Land Res (1)	\$18,000	\$15,600	\$14,400	\$14,400	\$14,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$208,400	Improvement	\$208,400	\$186,900	\$171,200	\$171,700	\$151,600
\$208,400	Imp Res (1)	\$208,400	\$186,900	\$167,500	\$167,900	\$148,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$3,700	\$3,800	\$3,400
\$226,400	Total	\$226,400	\$202,500	\$185,600	\$186,100	\$166,000
\$226,400	Total Res (1)	\$226,400	\$202,500	\$181,900	\$182,300	\$162,600
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$3,700	\$3,800	\$3,400

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		86	86x141	0.98	\$213	\$209	\$17,974	0%	1.0000	100.00	0.00	0.00	\$17,970

NEW GARDEN-125130 (024) 1/2

Notes

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

Land Computations

Calculated Acreage	0.28
Actual Frontage	86
Developer Discount	☐
Parcel Acreage	0.28
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	0.28
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	\$18,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$18,000

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

2

Style

N/A

Finished Area

2702 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

3

9

Half Bath

1

2

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

6

13

Accommodations

Bedrooms

4

Living Rooms

1

Dining Rooms

1

Family Rooms

1

Total Rooms

8

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

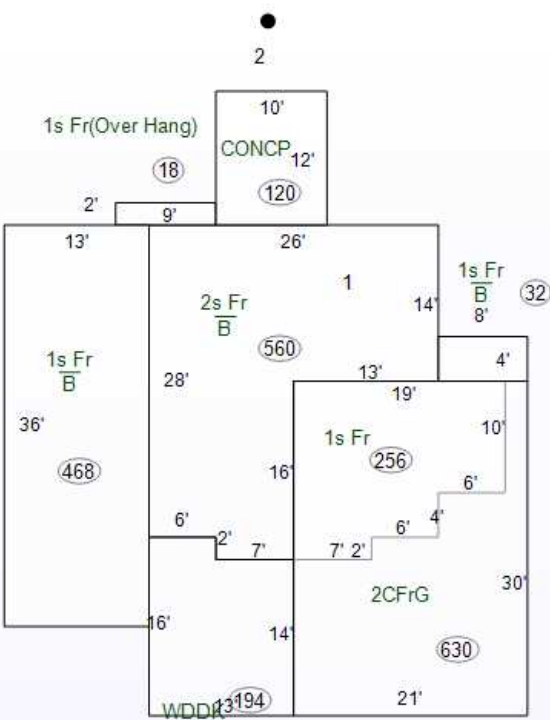
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Wood Deck	194	\$4,600
Patio, Concrete	120	\$1,000



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1078	1078	\$110,000	
2	1Fr	816	816	\$46,300	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1060	808	\$68,200	
Crawl					
Slab					
				Total Base	\$224,500
Adjustments				1 Row Type Adj. x 1.00	\$224,500
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				PS:1 PO:1	\$4,700
No Heating (-)					\$0
A/C (+)				1:1078 2:816	\$5,700
No Elec (-)					\$0
Plumbing (+ / -)				13 - 5 = 8 x \$800	\$6,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$241,300
				Sub-Total, 1 Units	
Exterior Features (+)				\$5,600	\$246,900
Garages (+) 630 sqft				\$26,000	\$272,900
Quality and Design Factor (Grade)				1.10	
Location Multiplier				0.85	
				Replacement Cost	\$255,162

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	2	Wood Fr	C+2	1994	1994	31	A		0.85		2,954 sqft	\$255,162	26%	\$188,820	0%	100%	1.080	1.000	100.00	0.00	0.00	\$203,900
2: Wood Deck- Treated pine	1		C	2004	2004	21	A		0.85		12'x24'	\$5,355	22%	\$4,180	0%	100%	1.080	1.000	100.00	0.00	0.00	\$4,500