

General Information

Parcel Number 89-07-03-000-417.000-022
Local Parcel Number 11-03-000-417.000-12

Tax ID: 012-00002-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE
Township NEW GARDEN TOWNSHIP
District 022 (Local 012) NEW GARDEN TOWNSHIP
School Corp 8375 NORTHEASTERN WAYNE
Neighborhood 125129-012 NEW GARDEN-125129 (012)
Section/Plat 1103000
Location Address (1) 2939 W FOUNTAIN CITY PIKE FOUNTAIN CITY, IN 47341

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

STEELE, NICHOLAS K & SHERRY K
2939 W FOUNTAIN CITY PIKE
FOUNTAIN CITY, IN 47341

Legal

PT SE SEC 3-17-14 4.47A



Transfer of Ownership

Date 01/01/1900 Owner STEELE, NICHOLAS Doc ID Code Book/Page Adj Sale Price V/I CO /

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
11/14/2024 CYCLICAL: 2025 GENERAL REVAL

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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table with columns for various land metrics like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, and Total Value.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1312 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	192	\$1,500
Stoop, Masonry	66	\$2,700
Canopy, Roof Extension	66	\$1,300

Plumbing

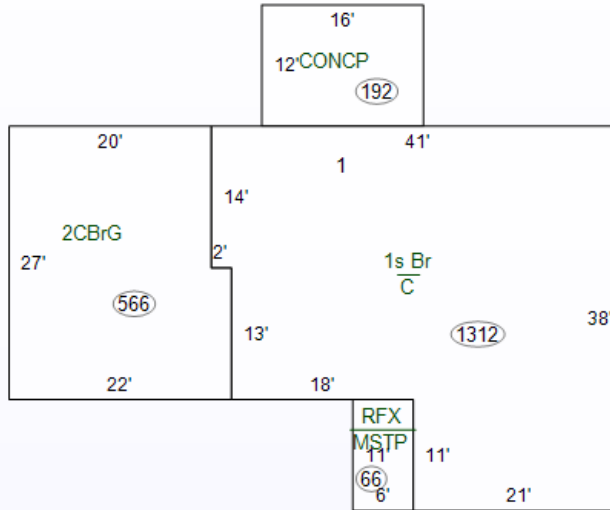
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	1312	1312	\$137,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1312	0	\$8,800	
Slab				

Total Base \$145,900

Adjustments 1 Row Type Adj. x 1.00 \$145,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1312	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$157,200

Sub-Total, 1 Units

Exterior Features (+)	\$5,500	\$162,700
Garages (+) 566 sqft	\$22,300	\$185,000
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

Replacement Cost \$165,113

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	Brick	C+1	1968	1968	57 A		0.85		1,312 sqft	\$165,113	40%	\$99,070	0%	100%	1.240	1.000	100.00	0.00	0.00	\$122,800
2: Type 3 Barn	1	T31SO	C	1968	1968	57 A	\$15.29	0.85		30' x 56' x 10'	\$20,914	65%	\$7,320	0%	100%	1.240	1.000	100.00	0.00	0.00	\$9,100