

General Information

Parcel Number 89-07-12-000-104.000-022
Local Parcel Number 11-12-000-104.001-12

Ownership

ALLEN, CHRIS & LISA
1334 NEW GARDEN RD
FOUNTAIN CITY, IN 47341

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 05/12/2022 ALLEN, CHRIS & LISA and 01/01/1900 CHURCH - NEW GAR.

Notes

8/22/2022 Misc: 2023 COMBINE 1A FROM 012-00232-01 PER AC# 8383 5-12-22

Tax ID: 012-00082-00

Legal

PT NW 12-17-14 5.497A

Routing Number

Property Class 699 Exempt, Other



Exempt

Year: 2025

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, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show data for 2025 and 2024.

Location Information

County WAYNE

Township NEW GARDEN TOWNSHIP

District 022 (Local 012) NEW GARDEN TOWNSHIP

School Corp 8375 NORTHEASTERN WAYNE

Neighborhood 125578-012 NEW GARDEN COM-125578 (012)

Section/Plat 1112000

Location Address (1) 1334 NEW GARDEN RD FOUNTAIN CITY, IN 47341

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only

Collector 09/30/2024 js

Appraiser

Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (5.50), Actual Frontage (0), Developer Discount, Parcel Acreage (5.50), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.19), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (5.31), 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 (\$0), CAP 2 Value (\$0), CAP 3 Value (\$6,400), Total Value (\$6,400).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1508 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
Stoop, Masonry	42	\$2,300
Porch, Enclosed Frame	192	\$13,800

**Plumbing**

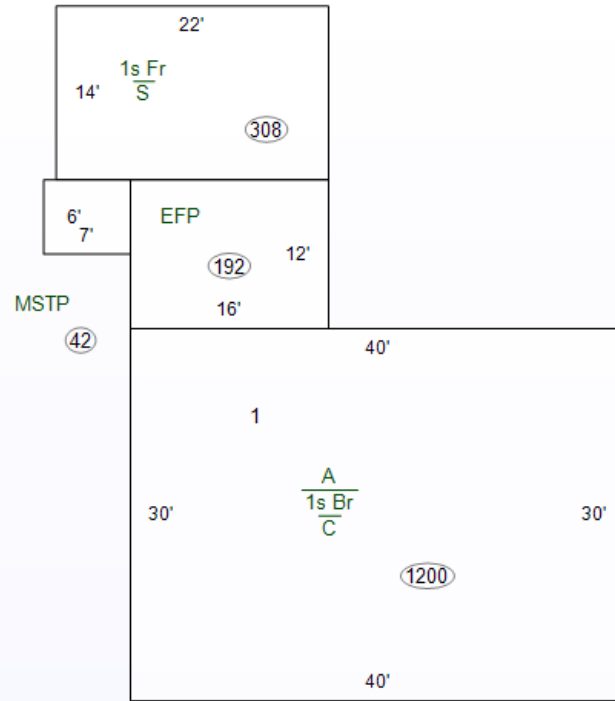
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
MSTP (42)	1	\$2,300
EFF (192)	1	\$13,800
Fireplace (A) (1200)	1	\$5,800

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 95	1508	1508	\$146,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	1200	0	\$9,200	
Bsmt				
Crawl	1200	0	\$8,400	
Slab	308	0	\$0	
<b>Total Base</b>			\$163,600	

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>	\$163,600
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1508 A:1200 \$5,800
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

<b>Sub-Total, One Unit</b>	\$169,400
<b>Sub-Total, 1 Units</b>	\$169,400
Exterior Features (+)	\$16,100 \$185,500
Garages (+) 0 sqft	\$0 \$185,500
Quality and Design Factor (Grade)	0.90
Location Multiplier	0.85
<b>Replacement Cost</b>	\$141,908

**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	5/6 Maso	D+2	1866	1866	159 A		0.85		2,708 sqft	\$141,908	50%	\$70,950	0%	100%	1.000	1.000	100.00	0.00	0.00	\$71,000

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	Theater
<b>Description</b>	Mixed Use Com	<b>Pre. Framing</b>	Wood Joist
<b>Story Height</b>	1	<b>Pre. Finish</b>	Finished Open
<b>Type</b>	N/A	<b># of Units</b>	0

<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
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<b>Wall Type</b>	1: 2(272')
<b>Heating</b>	3540 sqft
<b>A/C</b>	
<b>Sprinkler</b>	

**Plumbing RES/CI**

	#	TF	#	TF
<b>Full Bath</b>	0	0	0	0
<b>Half Bath</b>	0	0	0	0
<b>Kitchen Sinks</b>	0	0	0	0
<b>Water Heaters</b>	0	0	0	0
<b>Add Fixtures</b>		0	8	8
<b>Total</b>	0	0	8	8

**Roofing**

<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

**GCK Adjustments**

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

**Exterior Features**

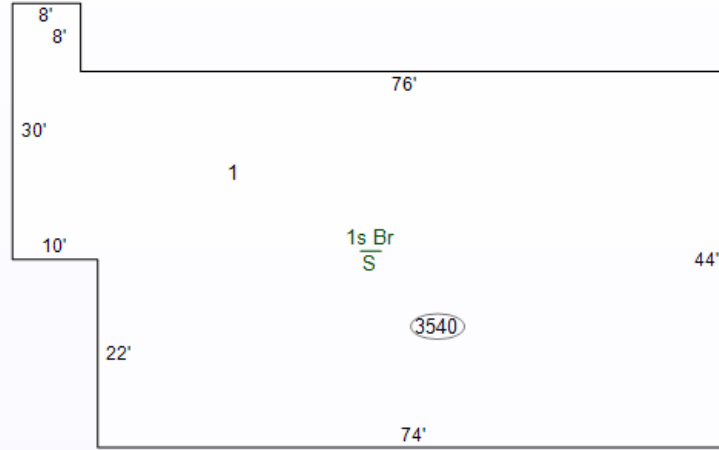
Description	Area	Value
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**Special Features**

Description	Value
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**Other Plumbing**

Description	Value
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**Floor/Use Computations**

Pricing Key	GCM
Use	THEATRE
Use Area	3540 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	272'
PAR	8
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	14'
<b>Base Rate</b>	<b>\$199.31</b>
Frame Adj	(\$16.80)
Wall Height Adj	(\$20.22)
Dock Floor	\$0.00
Roof Deck	\$0.00
<b>Adj Base Rate</b>	<b>\$162.29</b>
BPA Factor	1.00
<b>Sub Total (rate)</b>	<b>\$162.29</b>
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	(\$7.31)
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
<b>S.F. Price</b>	<b>\$154.98</b>
<b>Sub-Total</b>	
Unit Cost	\$0.00
Elevated Floor	\$0.00
<b>Total (Use)</b>	<b>\$548,629</b>

**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$548,629</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$561,429</b>
Plumbing	\$12,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	<b>Repl. Cost New</b>	<b>\$477,215</b>
Exterior Features	\$0		

**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: Mixed Use Commercial	1	Brick	C	1860	1860	165	A		0.85		3,540 sqft	\$477,215	80%	\$95,440	0%	100%	1.000	1.000	0.00	0.00	100.00	\$95,400

