

General Information

Parcel Number 89-07-12-000-105.003-022
Local Parcel Number 11-12-000-105.030-12
Tax ID: 012-00593-03
Routing Number

Ownership

HUGHES, BEVERLY ANN
717 WEST WHITEWATER RD
FOUNTAIN CITY, IN 47341
Legal
PT SEC 12-17-14 3.099A (CONTRACT TO JOHN W ROBERTS 12-29-11 2011009507)

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 2011 to 2019.

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
1/16/2025 Misc: 2025 GENERAL REVALUATION
9/14/2020 Misc: 2021 GENERAL REVAL-

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



Res

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 1112000
Location Address (1) 717 W WHITEWATER RD FOUNTAIN CITY, IN 47341

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 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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. Rows show land data for lots 9, 91, and 82.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard
Public Utilities ERA
Electricity
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025
Review Group 2029

Land Computations

Table with columns: Land Computations, Value. Rows show calculated acreage, actual frontage, developer discount, parcel acreage, legal drain, public roads, UT towers, homesite, acres, farmland, and various value calculations totaling \$27,300.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 3360 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
Porch, Open Frame	371	\$16,400
Porch, Open Frame	416	\$17,200

Plumbing

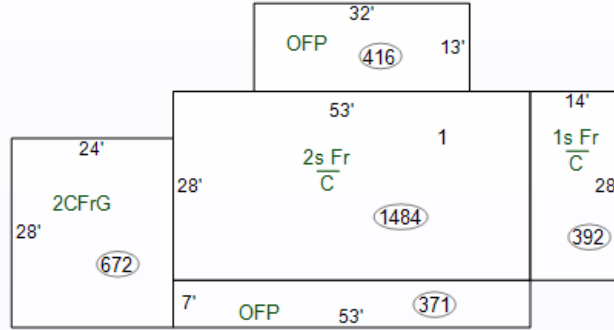
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	1
Total Rooms	6

Heat Type

Central Warm Air



Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1876	1876	\$158,900	
2	1Fr	1484	1484	\$68,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1876	0	\$10,700	
Slab					

Total Base \$237,800

Adjustments 1 Row Type Adj. x 1.00 \$237,800

- Unfin Int (-) \$0
- Ex Liv Units (+) \$0
- Rec Room (+) \$0
- Loft (+) \$0
- Fireplace (+) \$0
- No Heating (-) \$0
- A/C (+) 1:1876 2:1484 \$8,600
- No Elec (-) \$0
- Plumbing (+ / -) 10 - 5 = 5 x \$800 \$4,000
- Spec Plumb (+) \$0
- Elevator (+) \$0

Sub-Total, One Unit \$250,400

Sub-Total, 1 Units

- Exterior Features (+) \$33,600 \$284,000
- Garages (+) 672 sqft \$26,000 \$310,000
- Quality and Design Factor (Grade) 0.95
- Location Multiplier 0.85

Replacement Cost \$250,325

Specialty Plumbing

Description	Count	Value
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Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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-1	1996	1996	29	A			0.85		3,360 sqft	\$250,325	24%	\$190,250	0%	100%	1.240	1.000	100.00	0.00	0.00	\$235,900
2: Type 3 Barn	1	T3AW	C	2011	2011	14	A		\$15.86	0.85		40' x 64' x 14'	\$34,521	30%	\$24,160	0%	100%	1.240	1.000	100.00	0.00	0.00	\$30,000