

General Information

Parcel Number 89-14-20-000-101.001-022
Local Parcel Number 12-20-000-101.010-12

Tax ID: 012-00215-02

Routing Number

Property Class 101
Cash Grain/General Farm

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 1220000
Location Address (1) 9010 GIFFORD RD FOUNTAIN CITY, IN 47341

Ownership

LAPP, DAVID L & ESTHER B
304 W FOUNTAIN CITY PIKE
FOUNTAIN CITY, IN 47341

Legal

NW FRACT SEC 20-15-1 98.621A

Transfer of Ownership

Date 01/01/1900 Owner LAPP, DAVID L & EST Doc ID Code Book/Page Adj Sale Price V/I



Agricultural

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

Table with 7 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)

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

Table with 15 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

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

Notes

1/16/2025 Misc: 2025 GENERAL REVALUATION 2025 PERMIT# 24-045 ADD NEW DWELLING at 70% PER F/C

Land Computations

Table with 2 columns: Description, Value. Includes rows for 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, Total Value.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')														
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
6	A	TR	0	2.840000	1.28	\$2,390	\$3,059	\$8,688	-80%	1.0000	0.00	100.00	0.00	\$1,740
6	A	WE	0	1.720000	1.19	\$2,390	\$2,844	\$4,892	-80%	1.0000	0.00	100.00	0.00	\$980
71	A	MNB	0	1.160000	0.89	\$2,390	\$2,127	\$2,467	-40%	1.0000	0.00	100.00	0.00	\$1,480
71	A	SK	0	0.110000	1.02	\$2,390	\$2,438	\$268	-40%	1.0000	0.00	100.00	0.00	\$160
71	A	TR	0	0.240000	1.28	\$2,390	\$3,059	\$734	-40%	1.0000	0.00	100.00	0.00	\$440
71	A	WE	0	0.050000	1.19	\$2,390	\$2,844	\$142	-40%	1.0000	0.00	100.00	0.00	\$90
82	A		0	2.281000	1.00	\$2,390	\$2,390	\$5,452	-100%	1.0000	0.00	100.00	0.00	\$00

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling(  
**Story Height** 2  
**Style** N/A  
**Finished Area** 2572 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	319	\$14,600

**Plumbing**

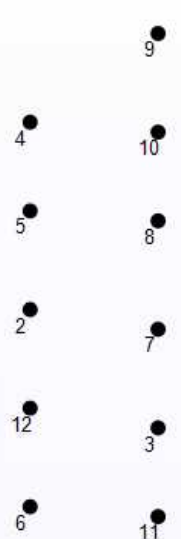
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



304 W FOUNTAIN CITY PIKE

**Specialty Plumbing**

Description	Count	Value
-------------	-------	-------

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1456	1456	\$131,800	
2	1Fr	1116	1116	\$56,100	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1456	0	\$44,200	
Crawl					
Slab					

**Total Base** \$232,100

**Adjustments** 1 Row Type Adj. x 1.00 \$232,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)	1:1456 2:1116	(\$10,800)
A/C (+)		\$0
No Elec (-)	1:1456 2:1116	(\$18,000)
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$205,700

**Sub-Total, 1 Units**

Exterior Features (+) \$14,600 \$220,300

Garages (+) 0 sqft \$0 \$220,300

Quality and Design Factor (Grade) 0.90

Location Multiplier 0.85

**Replacement Cost** \$168,530

**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( 304	2	Wood Fr	D+2	2006	2006	19	A		0.85		4,028 sqft	\$168,530	22%	\$131,450	0%	100%	1.240	1.000	100.00	0.00	0.00	\$163,000
2: Lean-to	1	Earth Flo	C	1900	1900	125	F	\$6.39	0.85		10'x26' x 11'	\$1,412	70%	\$420	0%	100%	1.000	1.000	0.00	0.00	100.00	\$400
3: Milk House	1	C	C	2001	2001	24	A	\$36.63	0.85		17'x20'	\$10,586	45%	\$5,820	0%	100%	1.000	1.000	0.00	0.00	100.00	\$5,800
4: Silo	1	Concrete	C	2013	2013	12	A		0.85		18' x 68'	\$31,790	35%	\$20,660	0%	100%	1.000	1.000	0.00	0.00	100.00	\$20,700
5: Silo	1	Concrete	C	2015	2015	10	A		0.85		14' x 60'	\$19,125	30%	\$13,390	0%	100%	1.000	1.000	0.00	0.00	100.00	\$13,400
6: Slurry Tank	1	Round	C	2001	2001	24	A		0.85		17663 cf	\$33,030	55%	\$14,860	50%	100%	1.000	1.000	0.00	0.00	100.00	\$7,400
7: Type 1 Barn	1		C	1960	1960	65	F	\$51.28	0.85		40' x 75' x 12'	\$100,584	70%	\$30,180	0%	100%	1.000	1.000	0.00	0.00	100.00	\$30,200
8: Type 1 Barn	1		C	2001	2001	24	A	\$45.25	0.85		40' x 112' x 16'	\$147,459	45%	\$81,100	0%	100%	1.000	1.000	0.00	0.00	100.00	\$81,100
9: Type 2 Barn	1		D	1900	1900	125	F	\$33.29	0.85		38' x 60' x 14'	\$60,055	70%	\$18,020	0%	100%	1.000	1.000	0.00	0.00	100.00	\$18,000
10: Type 3 Barn	1	T3AW	C	2001	2001	24	A	\$14.81	0.85		44' x 76' x 14'	\$59,414	45%	\$32,680	0%	100%	1.000	1.000	100.00	0.00	0.00	\$32,700
11: Utility Shed	1	SV	C	2001	2001	24	A		0.85		11'x11'		55%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0

Exterior Features			Specialty Plumbing		
Description	Area	Value	Description	Count	Value

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
12: Wire Corn Crib	1		C	1960	1960	65 F		0.85		1770 Bushels	\$2,919	70%	\$880	0%	100%	1.000	1.000	0.00	0.00	100.00	\$900

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling (1 1/2 Story Height)  
**Style** N/A  
**Finished Area** 2744 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	144	\$8,300
Porch, Open Frame	48	\$4,300

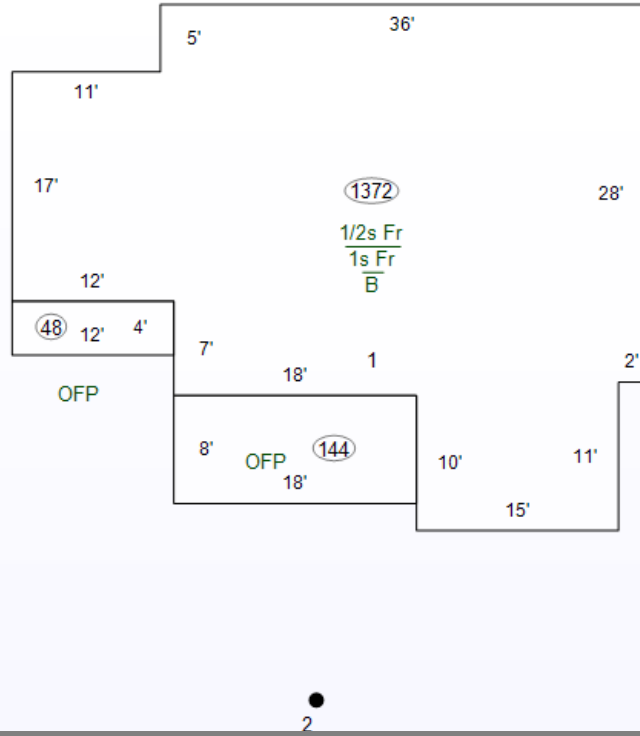
**Plumbing**

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

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	
<b>Total Rooms</b>	<b>6</b>

**Heat Type**



**Specialty Plumbing**

Description	Count	Value
-------------	-------	-------

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1372	1372	\$127,900	
2				
3				
4				
1/4				
1/2 1Fr	1372	1372	\$49,500	
3/4				
Attic				
Bsmt	1372	0	\$42,800	
Crawl				
Slab				

**Total Base** \$220,200

**Adjustments 1 Row Type Adj. x 1.00** \$220,200

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

**Sub-Total, One Unit** \$222,600

**Sub-Total, 1 Units**

Exterior Features (+) \$12,600 \$235,200

Garages (+) 0 sqft \$0 \$235,200

Quality and Design Factor (Grade) 1.05

Location Multiplier 0.85

**Replacement Cost** \$209,916

**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 (901)	1 1/2	Wood Fr	C+1	2024	2024	1	A		0.85		4,116 sqft	\$209,916	2%	\$205,720	0%	70%	1.240	1.000	100.00	0.00	0.00	\$178,600
2: Utility Shed	1	SV	C	2024	2024	1	A		0.85		8'x12'		5%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0

