

General Information

Parcel Number 89-14-20-000-307.000-022
Local Parcel Number 12-20-000-307.000-12
Tax ID: 012-00516-00
Routing Number

Ownership

ZOOK, JONAS L JR & RUTH M
248 W WHITEWATER RD
FOUNTAIN CITY, IN 47341

Legal

PT FRACT SW 20-15-1 15.463A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 08/26/2019 to 01/01/1900.

Notes

1/16/2025 Misc: 2025 GENERAL REVALUATION
10/13/2021 Misc: 2021 HERITAGE BARN DEDUCTION APPLIED 10-12-2021
8/5/2020 Misc: 2021 GENERAL REVAL

Property Class 101
Cash Grain/General Farm



Agricultural

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) 248 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: 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 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 1-14.

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 (15.46), Actual Frontage (0), Developer Discount, Parcel Acreage (15.46), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.54), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (13.92), Farmland Value (\$20,720), Measured Acreage (13.92), Avg Farmland Value/Acre (1489), Value of Farmland (\$20,730), Classified Total (\$0), Farm / Classified Value (\$20,700), Homesite(s) Value (\$19,400), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$19,400), CAP 2 Value (\$20,700), CAP 3 Value (\$0), Total Value (\$40,100).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1932 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	60	\$2,300
Porch, Enclosed Frame	108	\$9,400

**Plumbing**

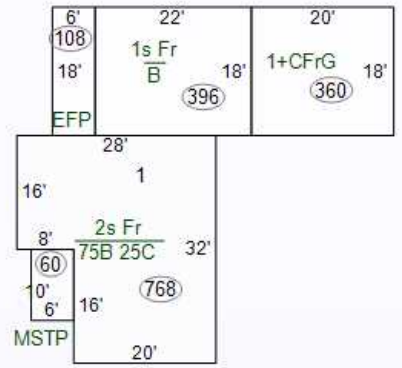
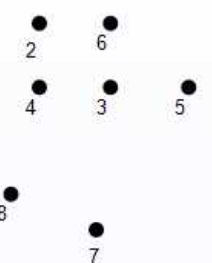
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>7</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1164	1164	\$116,200	
2	1Fr	768	768	\$44,700	
3					
4					
1/4					
1/2					
3/4					
9 Attic					
Bsmt		972	0	\$34,100	
Crawl		192	0	\$3,800	
Slab					

**Total Base** \$198,800

**Adjustments** 1 Row Type Adj. x 1.00 \$198,800

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

**Sub-Total, One Unit** \$198,800

**Sub-Total, 1 Units**

Exterior Features (+)	\$11,700	\$210,500
Garages (+) 360 sqft	\$16,500	\$227,000
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	
<b>Replacement Cost</b>		<b>\$183,303</b>

**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-1	1900	1900	125	A		0.85		2,904 sqft	\$183,303	45%	\$100,820	0%	100%	1.240	1.000	100.00	0.00	0.00	\$125,000
2: HB Lean-to	1	SV	C	1940	1940	85	A		0.85		14'x58' x 16'		65%		50%	100%	1.000	1.000	0.00	0.00	100.00	\$1,100
3: HB Type 2 Barn	2	SV	D	1900	1900	125	A		0.85		30' x 58' x 16'		65%		50%	100%	1.000	1.000	0.00	0.00	100.00	\$13,300
4: Lean-to	1	Earth Flo	C	1964	1964	61	A	\$7.58	0.85		30'x60' x 14'	\$11,597	65%	\$4,060	50%	100%	1.000	1.000	0.00	0.00	100.00	\$2,000
5: Milk House	1	D	D	1960	1960	65	A	\$35.14	0.85		14'x16'	\$5,353	65%	\$1,870	50%	100%	1.000	1.000	0.00	0.00	100.00	\$900
6: Silo	1	Reinforc	C	1953	1953	72	VP		0.85		12' x 40'	\$17,680	85%	\$2,650	25%	100%	1.000	1.000	0.00	0.00	100.00	\$2,000
7: Type 2 Barn	1		D	1920	1920	105	A	\$49.24	0.85		16' x 26' x 10'	\$12,688	65%	\$4,440	25%	100%	1.000	1.000	0.00	0.00	100.00	\$3,300
8: Type 2 Barn	1		D	1920	1920	105	P	\$52.61	0.85		24' x 36' x 9'	\$9,982	80%	\$2,000	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,000
9: Utility Shed	1	SV	C	1980	1980	45	A		0.85		8'x10'		65%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0