

General Information

Parcel Number 89-14-29-000-101.000-022
Local Parcel Number 12-29-000-101.000-12

Tax ID: 012-00514-00

Routing Number

Property Class 199 Other Agricultural Use

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 1229000
Location Address (1) GIFFORD RD FOUNTAIN CITY, IN 47341

Ownership

D & H THURSTON FARMS LP
733 GIFFORD RD
FOUNTAIN CITY, IN 47341

Legal

N PT NW SEC 29-15-1 66.536A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 08/26/2010 to 01/01/1900.

Notes

1/16/2025 Misc: 2025 GENERAL REVALUATION
7/23/2020 Misc: 2021 GENERAL REVAL



Agricultural

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and Total.

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 include various land parcels.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads 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 (66.54), Actual Frontage (0), Developer Discount, Parcel Acreage (66.54), 81 Legal Drain NV (0.00), 82 Public Roads NV (2.04), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (64.50), Farmland Value (\$147,060), Measured Acreage (64.50), Avg Farmland Value/Acre (2280), Value of Farmland (\$147,060), Classified Total (\$0), Farm / Classified Value (\$147,100), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$147,100), CAP 3 Value (\$0), Total Value (\$147,100).

General Information

Occupancy Corn Crib, Frame
Description Frame Corn Crib
Story Height 0
Style N/A
Finished Area
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

Plumbing

#	TF

Full Bath
Half Bath
Kitchen Sinks
Water Heaters
Add Fixtures
Total

Accommodations

Bedrooms
Living Rooms
Dining Rooms
Family Rooms
Total Rooms

Heat Type

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Adjustments **Total Base**
Row Type Adj.

Unfin Int (-)
 Ex Liv Units (+)
 Rec Room (+)
 Loft (+)
 Fireplace (+)
 No Heating (-)
 A/C (+)
 No Elec (-)
 Plumbing (+ / -)
 Spec Plumb (+)
 Elevator (+)

Sub-Total, One Unit \$0
Sub-Total, 1 Units
 Exterior Features (+) \$0 \$0
 Garages (+) 0 sqft \$0 \$0
 Quality and Design Factor (Grade)
 Location Multiplier 0.85
Replacement Cost \$13,468

Specialty Plumbing

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
1: Frame Corn Crib	1	Drive Thr	D	1900	1900	125 F	\$21.16	0.85		26' x36'	\$13,468	70%	\$4,040	0%	100%	1.000	1.000	0.00	0.00	100.00	\$4,000
2: Lean-to	1	Concrete	C	1900	1900	125 F	\$8.80	0.85		10'x36' x 8'	\$2,693	70%	\$810	0%	100%	1.000	1.000	0.00	0.00	100.00	\$800