

General Information

Parcel Number 89-14-32-000-206.000-022
Local Parcel Number 12-32-000-206.000-12

Tax ID: 012-00608-00

Routing Number

Property Class 100 Vacant Land

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 1232000
Location Address (1) E WALLACE RD FOUNTAIN CITY, IN 47341

Ownership

JEFFRIES, TODD R GIFT TRUST 1/2
JACOB M JEFFRIES GIFT TRUST 1/2
3770 WHITE RD SE
WASHINGTON COURT HOUSE, OH 4

Legal

PT NE SEC 32-15-1 23.647A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/27/2012 to 01/01/1900.

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
7/22/2020 Misc: 2021 GENERAL REVAL
6/1/2016 : 2017 GENERAL REVAL PHASE 3



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 4-81.

Zoning

ZO01 Residential

Subdivision

Lot

Market Model

N/A

Characteristics

Topography Flood Hazard

ERA

Public Utilities

Electricity

Streets or Roads

Paved

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 (23.65), Actual Frontage (0), Developer Discount, Parcel Acreage (23.65), 81 Legal Drain NV (0.15), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (23.50), Farmland Value (\$43,490), Measured Acreage (23.50), Avg Farmland Value/Acre (1851), Value of Farmland (\$43,490), Classified Total (\$0), Farm / Classified Value (\$43,500), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$43,500), CAP 3 Value (\$0), Total Value (\$43,500).

