



FOUNTAIN COUNTY ASSESSOR

ASSESSORS OFFICE

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Assessors Office

OVERVIEW

The Office of the Fountain County Assessor is responsible for accurately and uniformly determining the market value in the use of every property in the county.

- This is achieved by using three approaches to value: Cost, Income, and Sales Comparison.
- The State requires annual adjustments of assessments to reflect changes in the market.
- We encourage you to contact us with any questions or concerns regarding your assessment.

WHAT WE DO

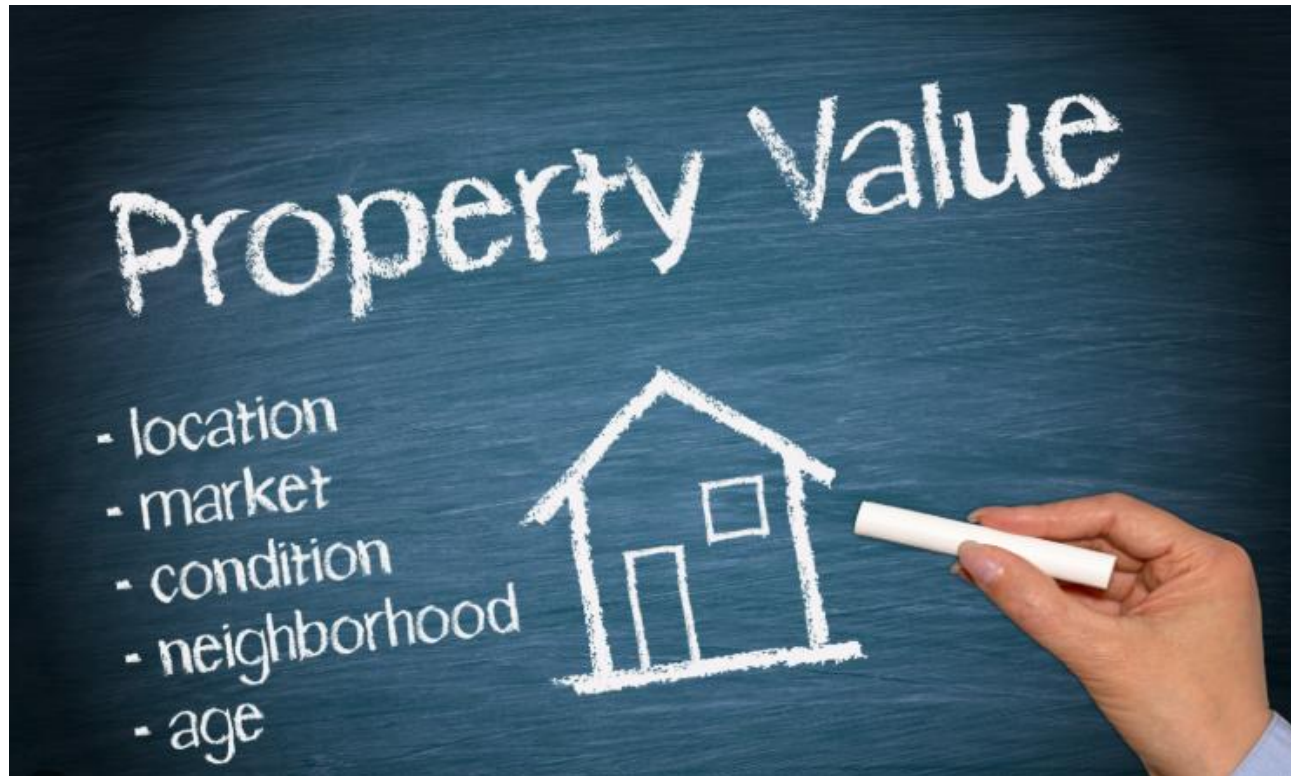
- Cyclical Reassessment of Real Property- 4yrs cycle
- Annual Adjustments of Assessed Values with Market Trending- yearly
- New Construction
- Business Personal Property
- Mobile Homes
- Market Rental Analysis- GRM
- Exemptions for Nonprofits
- Property Splits, Addressing, and GIS
- Land Classifications for Classified Forrest, Wetlands, Wildlife Reserves



CYCLICAL REASSESSMENT

- Assessors physically inspect each property to ensure that records are correct.
- Approximately 25% of the parcels in the County will be reassessed each year over a four-year time frame.
- Inspection accomplishes the gathering of data to value the property. For example, does the property still have a free-standing garage and an in-ground pool?
- Is the building on this property still 1,200 square feet or has it increased or decreased in size?
- Has the building been updated? Does it change the condition and depreciation of the building?
- By confirming this information, assessors can ensure properties are uniformly valued.
- Current Cyclical Cycle 2026-2029 Contract with Tyler Technologies Inc
 - 2026 - Shawnee, Van Buren, Veedersburg, Wabash
 - 2027- Davis, Troy, Covington, Fulton
 - 2028 - Logan, Attica, Richland, Mellot, Newtown
 - 2029 – Cain, Hillsboro, Jackson, Wallace, Millcreek, Kingman

HOW DO WE DETERMINE PROPERTY VALUES



Two Steps

Step 1 – Cost Approach aka Replacement Cost

Step 2 – Market Trending

There are other ways to value; we will get to those in later slides.

COST APPROACH – REAL PROPERTY

- All structures are **first** calculated based on **Replacement Cost New (RCN)**
 - Multiple cost tables are used, set by the **State, Department of Local Government Finance (DLGF)**.
 - Based on its use, structure type, materials, building features, size, condition, & age to calculate its Replacement Cost New (RCN) and Depreciation.
 - The DLGF utilizes national construction and material cost data provided by a third-party vendor, Craftsman
 - **Verified Economic Modifier (VEM):** The DLGF applies a VEM to adjust national costs to reflect the actual market value-in-use of improvements in Indiana. For example, the DLGF recently increased this modifier to 100% to account for significant inflation in labor and materials.
 - **Location Cost Multiplier (LCM):** The DLGF calculates county-specific LCMs so that individual counties can accurately adjust assessments based on their local construction, supply chain, and labor costs relative to Marion County.
- RCN – Depreciation
- Traditionally these tables were updated by the State every 4 years to capture inflationary increases
 - Due to surge of materials and sale prices since 2020 they have been increasing cost tables each year
 - New homes that are being added are selling for 100-150k over what we can put them on as new

If a home was built in 1950 and an exact copy and condition of that house was built next to it in 2025 the RCN of the house would be exactly the same.

The difference in value would be the age, reflected in the depreciation of the home.

Step 1 Calculating Real Estate Value With The Cost Approach



COST APPROACH – COST TABLES

Appendix C Residential and Agricultural Cost Schedules

SCHEDULE A

Dwelling Base Prices (in hundreds of dollars)

100 to 5000

Area	First Floor			Half Upper Story			(+/- 1)		Full Upper Story			Unfin	Attic	Unfin	Bsmt	
	1-5	+	6-8	1-5	+	6-8	1-5	6-8	1-5	+	6-8	Attic	Fin	Bsmt	Crawl	Fin
100	428	10	485	185	1	190	38	73	265	9	320	56	54	243	32	89
125	445	10	505	195	1	200	38	74	276	10	333	57	56	245	33	97
150	462	10	525	205	1	210	40	77	287	11	346	58	58	247	34	105
175	479	10	545	215	1	220	40	77	298	12	359	59	60	249	35	113
200	497	11	563	225	1	231	42	79	307	11	372	58	61	252	35	119
225	519	11	587	241	1	248	44	84	326	11	392	61	69	262	36	127
250	541	11	611	257	1	265	46	88	345	11	412	64	77	272	37	135
275	563	11	635	273	1	282	48	91	364	11	432	67	85	282	38	143
300	584	12	657	289	2	298	50	95	381	12	453	70	91	290	39	152
325	611	13	687	304	2	314	52	99	400	13	475	72	99	300	41	164
350	638	14	717	319	2	330	54	103	419	14	497	74	107	310	43	176
375	665	15	747	334	2	346	55	105	438	15	519	76	115	320	45	188
400	693	14	775	350	2	362	58	109	458	14	540	79	124	331	45	198
425	722	15	807	366	3	381	59	113	478	15	563	81	132	343	47	210
450	751	16	839	382	4	400	63	118	498	16	586	83	140	355	49	222
475	780	17	871	398	5	419	65	122	518	17	609	85	148	367	51	234
500	810	16	903	415	4	438	68	128	538	16	631	87	156	380	52	245
525	832	16	927	429	4	453	70	132	555	16	650	89	162	389	53	253
550	854	16	951	443	4	468	71	134	572	16	669	91	168	398	54	261
575	876	16	975	457	4	483	74	138	589	16	688	93	174	407	55	269
600	897	17	999	470	5	498	76	141	606	17	708	94	180	415	55	278
625	919	17	1023	482	5	511	76	142	618	17	720	96	185	422	56	286
650	941	17	1047	494	5	524	76	142	630	17	732	98	190	429	57	294
675	963	17	1071	506	5	537	74	143	642	17	744	100	195	436	58	302
700	986	18	1093	518	5	548	74	143	652	18	757	101	198	443	58	310
725	1012	18	1121	531	6	565	74	145	665	18	772	104	203	452	59	321
750	1038	18	1149	544	7	582	74	146	678	18	787	107	208	461	60	332
775	1064	18	1177	557	8	599	72	148	691	18	802	110	213	470	61	343
800	1091	19	1203	570	8	615	72	149	705	19	817	112	217	479	61	352
825	1115	19	1229	580	8	626	74	152	716	19	830	114	220	487	62	360
850	1139	19	1255	590	8	637	76	155	727	19	843	116	223	495	63	368
875	1163	19	1281	600	8	648	77	159	738	19	856	118	226	503	64	376
900	1187	20	1306	609	8	657	78	162	750	20	869	119	227	511	64	385
925	1212	20	1333	616	8	664	80	163	764	20	885	121	230	519	65	395
950	1237	20	1360	623	8	671	81	165	778	20	901	123	233	527	66	405
975	1262	20	1387	630	8	678	82	167	792	20	917	125	236	535	67	415
1,000	1288	21	1413	637	8	686	83	170	807	21	933	126	239	544	69	425

Appendix C

Resid

SCHEDULE D

Plumbing and Built-Ins (in hundreds of dollars)

Base price includes kitchen sink, one (1) 3 - fixture bathroom (sink, toilet and tub or tub/shower combination), water heater and accessories commensurate with the quality grade for one (1) living unit. Make the following addition and deductions as required.

Deduct for no plumbing, per living unit	74
Deduct for water only	65
Add per fixture more than 5 per unit	14
Deduct per fixture less than 5 per unit	14

Add for each additional living unit depending on whether the unit was originally designed as an individual family unit, or later converted to accommodate an additional family. Note that all attic apartments are to be considered as conversion units. The plumbing count for both the designed and conversion unit is five (5) plumbing fixtures.

Designed	131
Conversion	131

NOTE: Per fixture prices reflect only the cost of plumbing for the fixture and the cost of the fixture itself. The cost of the structure's original plumbing system is included in the total per living unit cost.

SCHEDULE E.2

Exterior Features

Add per value point - \$100.00

		25	50	75	100	125	150	175
PATIOS								
Concrete, at Grade	ConcP	2	4	6	8	10	12	14
Flagstone or Brick	FsP, BrP	6	11	17	23	29	34	40
Treated Pine	WdP	2	5	7	10	12	14	17
Add for Terrace Type	T	5	6	8	8	9	9	10
CANOPIES								
Roof Extension	RFX	8	10	13	15	19	22	24
Conventional Shed Type	Cnpy	7	11	15	18	23	27	30
PORTICOS								
Two Story Height	Port	31	40	49	58	70	77	84
STOOPS								
Masonry, Elevated	MStp	15	20	25	30	34	37	41
PORCHES								
Open Frame or Equal	OPF	26	36	46	56	67	76	85
Add per Upper Floor		24	29	34	39	46	50	55
Enclosed Frame or Equal	EFP	45	64	82	100	114	126	140
Add per Upper Floor		42	54	66	78	86	94	102
Open Masonry	OMP	31	43	54	66	81	91	101
Add per Upper Floor		34	41	47	53	64	69	74
Enclosed Masonry	EMP	55	78	100	122	142	156	173
Add per Upper Floor		64	82	100	117	132	142	154
**BAYS								
Frame or Masonry	Bay	51	84	115	144	174	202	231
Add per Upper Floor		40	67	93	117	142	165	188
WOOD DECKS								
Treated Pine or Equal	WdDk	10	14	19	23	27	32	36
BALCONIES								
Uncovered, w/Railing	Balk	17	21	27	30	35	37	40
SOLARIUMS								
	SOL	139	276	412	549	685	821	957

COST APPROACH - COST TABLES

Residential and Agricultural Cost Schedules

Type 3

General purpose pole-framed barns and machine sheds, 1-story, trussed roof, wood or metal siding, concrete floor and lighting. Alternative prices are given for insulated and partially open buildings.

(3)-Pole Framed General Purpose Buildings									
Size	Area	All Walls		All Walls Insulated		1 Side Open		No Walls	
		14'	+/-2'	14'	+/-2'	14'	+/-2'	14'	+/-2'
20 x 20	400	48.01	2.70	56.96	3.66	35.25	1.31	20.84	0.51
20 x 30	600	41.37	2.25	49.20	3.05	31.56	1.04	19.00	0.43
20 x 40	800	38.38	2.02	45.66	2.74	30.05	0.96	18.08	0.38
20 x 60	1200	35.58	1.80	42.30	2.44	28.46	0.86	17.16	0.34
20 x 80	1600	34.04	1.69	40.48	2.29	27.72	0.82	16.70	0.32
20 x 100	2000	33.11	1.62	39.38	2.19	27.28	0.80	16.42	0.31
24 x 20	480	44.40	2.48	52.79	3.36	33.77	1.20	20.10	0.48
24 x 30	720	38.61	2.03	45.89	2.75	30.44	1.00	18.20	0.39
24 x 40	960	35.71	1.80	42.43	2.44	28.77	0.89	17.25	0.34
24 x 60	1440	32.97	1.58	39.13	2.14	27.05	0.78	16.30	0.30
24 x 80	1920	31.49	1.46	37.37	1.98	26.23	0.73	15.83	0.28
24 x 100	2400	30.60	1.40	36.32	1.89	25.74	0.70	15.54	0.27
24 x 120	2880	30.69	1.35	36.30	1.83	24.77	0.59	15.35	0.26
30 x 20	600	41.16	2.25	48.99	3.05	32.66	1.19	19.07	0.43
30 x 50	1500	31.40	1.44	37.23	1.95	26.23	0.75	15.72	0.27
30 x 60	1800	30.27	1.35	35.88	1.83	25.53	0.70	15.35	0.26
30 x 80	2400	28.87	1.24	34.20	1.68	24.66	0.64	14.89	0.23
30 x 100	3000	28.69	1.17	33.85	1.58	23.52	0.52	14.61	0.22
30 x 120	3600	28.01	1.12	33.06	1.52	23.27	0.51	14.42	0.21

Cost for agricultural type buildings took a significant increase this year.

We are looking at these closely

EFT AGE- CALCULATION

- During the reassessment cycle new effective ages are recalculated for homes that have had updates.
 - We use the same calculation formulas on all dwellings at reassessment. The only numbers we change are the windows, siding, roof and last sale or update dates. All other attributes stay the same because we don't know and choose to use a baseline for them all.
 - We look closely at homes that have been updated for sale and homes that have an effective age older than 1970.
 - Recently with the last Assessor, the foundation factor was added. It reduces the age by 10 additional years.
 - The change will not change the RCN it only changes the Depreciation.

			72	1950
TAX YEAR	2025	AGE	62	1960
CURRENT EFT AGE 1952 Oldest	1960	65	52	1970
windows	1980	45	42	1980
siding	1980	45	32	1990
roof	1995	30	22	2000
			12	2010
LAST SALES DATE/updates	2019	6		
other	1995	30	1964	58

Location Address:	602 10th St			
RP #				
	AGE	YEAR OF CONS	Influence	Calculation
Cosmetic/Mechanicals/Apps	6	2019	5	30
Roof	30	1995	10	300
Siding	45	1980	6	270
Windows	45	1980	13	585
Heating/AC	30	1995	11	330
Plumbing/Wiring	65	1960	8	520
Bath	30	1995	13	390
Interior Finish/Doors/Trim	65	1960	6	390
Kitchen	30	1995	16	480
Floor Treatment	30	1995	12	360
Totals			100	3655
			(should = 100)	
Average				
Estimated Overall Effective Age (EYB)				36.55
Previous Age	1960			
W	1980			1988
S	1980			
R	1995			
last sale date/UPDATE	2019		less 10 years	1978
NOTES:	NEW AGE DURING REASSESSMENT.			
year	Sqft	Total Sqft	%	
Original			#DIV/0!	#DIV/0!
Addition			#DIV/0!	#DIV/0!
			New EFT Age	#DIV/0!

For foundation and home shell

EFT AGE – SALES



\$399,000

1202 7th St, Covington, IN 47932

Est.: \$2,304/mo [Get pre-qualified](#)

SingleFamily

Built in 1970

8,712 Square Feet Lot

4 beds
2 baths
3,810 sqft

Contact agent

What's special

FINISHED BASEMENT CORNER LOT BUILT IN PANTRY DOUBLE OVEN CUSTOM CABINERY

This beautiful home sits on a corner lot, across from the elementary school and a short walk to the city park. It is the perfect family home with 4 bedrooms, and finished basement. The kitchen is a dream come true with a lots of countertop space (quartz), a double oven, built in pantry, new black stainless steel appliances and custom cabinetry. For convince, laundry is on the main level. As if that isn't enough this home features 2 fireplaces. This is the perfect family home on every way. Call for a showing today at 815-252-7319

Hide

Improvement: RES, Single-Family, Single-Family R 01

Construction Main Improvements Misc. Improvements Plumbir

Improvement Description Single-Family R 01

Appearance

Grade	C
Condition	Average
Overall Construction	Wood Frame
Style	23
Percent Complete	100

Chart

Age

Construction Year	1970
Remodeled Year	<input checked="" type="checkbox"/> 1991
Effective Constr. Year	1981
Effective Age	45

When we have information from Zillow. We look for additional features we might not already have. For example, basements and finish.

We also will use the effective age calculation sheet and use newer dates on the interior finish, because we can see them and date them easier.

COST TO MARKET-BASED ASSESSMENTS

- 2001 Indiana Supreme Court
 - **Boehm, McIntyre, and Watts v. Town of St. John**
 - The court held that the state's property assessment methodology, which deviates from the fair market value standard, is unconstitutional. This case was remanded to the Tax Court to address additional claims regarding the fairness and uniformity of the existing assessment system.
 - The Supreme Court's ruling emphasized the constitutional requirement for uniform and equal property assessment and taxation, but it did not mandate a system based solely on market value. Instead, it allowed the legislature to determine methods of property valuation, provided they met the constitutional standards of uniformity, equality, and just valuation.

Step 2



ANNUAL ADJUSTMENTS & MARKET TRENDING

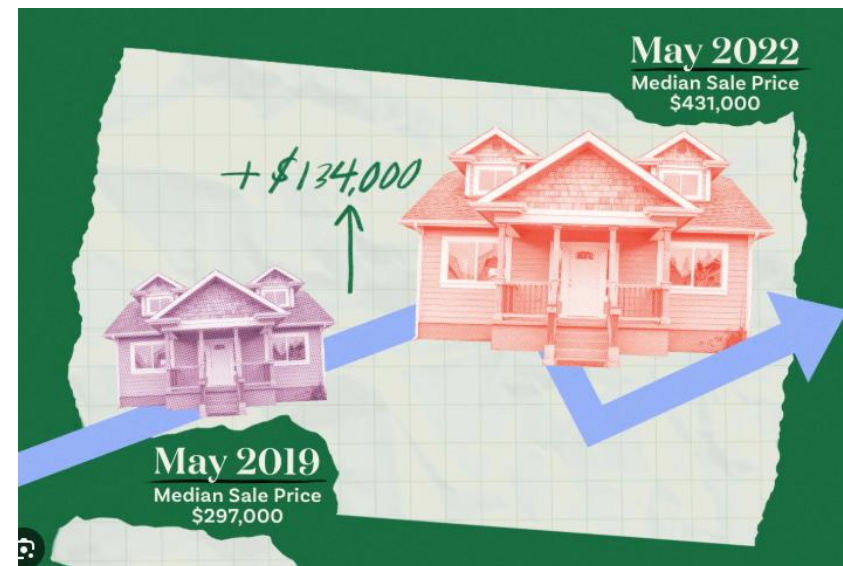
- Trending is a way of assessing the value of real estate to account for changes in the marketplace.
- Trending requires assessors to research sales of properties in a particular area over the previous year.
- Only valid sales can be used to determine the Nbhd Factor
- Calculated and applied each year to all properties in the County **not just the 25% in the reassessment cycle.**

Sum of all Sales Price/Sum of all Assessed Values= Nbhd Factor

$150,000/100,000=1.5$ all homes in that area.

The RCN less the depreciation of the dwelling multiplied by the Nbhd Factor.

$200,000(1.5)= \$300,000$



VALID REAL ESTATE SALE

- **Arm's Length Transaction:** The buyer and seller are independent, unrelated parties acting in their own best interests, ensuring the price reflects true market value.
- **Open Market Exposure:** The property was exposed to the market for a reasonable time.
- **Written Contract:** A legally binding agreement (e.g., Residential Offer to Purchase) that details price, terms, and closing date.
- **Conveyance by Warranty Deed:** The title is transferred using a warranty deed, which guarantees clear ownership.
- **Informed Parties:** Both parties are knowledgeable about the property's condition and market value.
- A valid sale is critical for tax assessment purposes as it establishes a reliable fair market value for the property.



INVALID REAL ESTATE SALE

- Non-Arm's Length: Sales between relatives or affiliated corporations.
- Distressed Sale: Sales mandated by courts, foreclosures, or involving government agencies.
- Partial Interests: Transferring only part of a parcel or interest.
- Trades: Parcels exchanged for other property rather than sold for money.



INCREASE IN THE ASSESSMENT

There could be many reasons why your assessment went up

- Annual adjustments due to the market or trending values
- Changes to the cost tables by the State
- Property sold and the market listing shows features we didn't have, or a remodel before the sell that will change its effective age or condition of the property.
- Change of use of the property. Example Agricultural land change to residential if it is not being farmed or used as Agriculture. Agriculture rates are for an income producing property.
- Notice of permit to change property
- Reassessment changes (done once over 4-year period) and corrections to the property; new buildings, additions, or remodel of the buildings that will change the depreciation.

LIMITS ON PROPERTY TAX INCREASES

There are limits on property tax increases, commonly through assessment caps or levy limits to shield taxpayers from large rapid increases in their tax bills caused by rising property values. The Property tax caps, AKA Circuit Breaker, restricts annual payments to a fixed percentage of a property's gross assessed value.

1% for homestead (1 acre of land, house, garage, an extra building, and an additional yard structure)

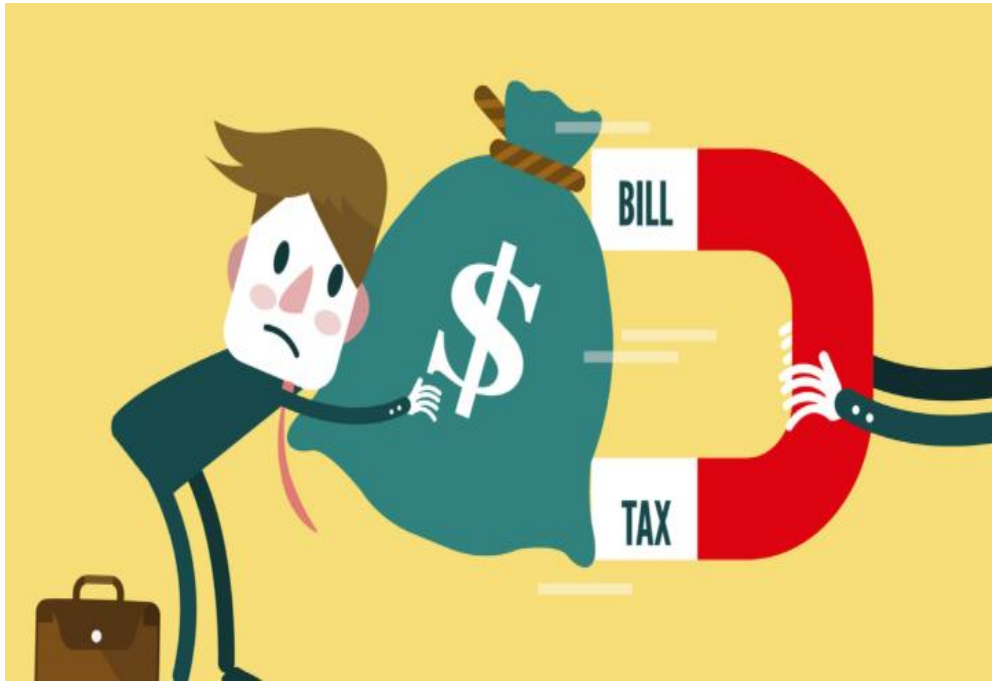
2% other residential buildings over the allowed for homestead, and any residential or agricultural land over the 1 acre.

3% for commercial land and buildings and all agricultural buildings.

This is done on the Auditors Side not by the assessment.

*** If you want to look at other properties to compare to, you must look at the Assessment, NOT the taxes. Every one has different caps, deductions, and tax rates.**

WHAT DOES THIS MEAN FOR MY TAXES?



Taxes vs Assessment



Most property owners are prompted to appeal their assessment because **they** feel their property taxes are too high.

However,

**You cannot appeal your taxes.
You can only appeal your
assessed value**

WHAT DOES THIS MEAN FOR MY TAXES?

An Increase in Assessed Values Does Not Always Result in Higher
Taxes

Ex: increase in the overall cost tables

THE GOOD, THE BAD, THE UGLY

The Good Action

If the Assessor reduce ALL assessments by 50%

The Bad Reaction

Tax Rates would double

The Ugly Result

You would pay the same amount you would have at the original assessment. The end result, the County collects what they need.

THE GOOD, THE BAD, THE UGLY



What?

Imagine this...

You and a group of 5 friends decide to go have pizza and split the bill. The pizza is \$30 and each person's part is \$5.

Think of the Pizza as the County Budget...

The Cost of the Pizza doesn't change its still \$30.

Now imagine...

Two of your friends only have \$2.

The Cost is spread to the remainder of the 4 friends at \$6.50

The County will take in only what the county request.

The County does not change its budget due to the assessments.

WHAT DOES THIS MEAN FOR MY TAXES?

Adding new structures, additions, remodels

Will Likely result in More Tax

WHAT DOES THIS MEAN FOR MY TAXES?

Property Use Change

Could result in Less Tax or More Tax

WHAT DOES THIS MEAN FOR MY TAXES?

Spring installment due on or before May 11, 2026 and Fall installment due on or before November 10, 2026.

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2024 Pay 2025	2025 Pay 2026
1a. Gross assessed value of homestead property	\$131,700	\$144,800
1b. Gross assessed value of other residential property and agricultural land	\$0	\$0
1c. Gross assessed value of all other property, including personal property	\$0	\$0
2. Equals Total Gross Assessed Value of Property	\$131,700	\$144,800
2a. Minus deductions (see Table 5 below)	(\$79,388)	(\$86,720)
3. Equals Subtotal of Net Assessed Value of Property	\$52,312	\$58,080
3a. Multiplied by your local tax rate	2.2966	2.1392
4. Equals Gross Tax Liability (see Table 3 below)	\$1,201.39	\$1,242.44
4a. Minus local Property Tax Credits	(\$63.15)	(\$61.64)
4b. Minus savings due to Property Tax Cap (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to Over 65 Credit	\$0.00	\$0.00
4d. Minus savings due to Blind/Disabled Credit	\$0.00	\$0.00
4e. Minus savings due to Supplemental Homestead Credit	\$0.00	(\$118.08)
4f. Minus savings due to Over 65 or County Option Circuit Breaker Credit ¹	\$0.00	\$0.00
4g. Minus savings due to County Option Homestead Relief Credit	\$0.00	\$0.00
5. Total Property Tax Liability (see remittance coupon for total amount due)	\$1,138.24	\$1,062.72

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3% depending upon combination of property types) ²	\$1,317.00	\$1,448.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) ³	\$0.00	\$0.00
Maximum Tax Under Property Tax Cap	\$1,317.00	\$1,448.00

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

WHAT CAN WE DO?

- The first thing we will do is look at the Property Record Card
 - What changes were made
 - Is it correct?

PROPERTY RECORD CARD

- The property record card is the record of the physical characteristics of a property
- Property record cards are available through the County Assessor's office
- Electronic access to property record cards through the county's website fountaincounty.net on the Assessors page

PROPERTY RECORD CARD

23-12-20-308-001.000-019		ROARKS TYLER C & AMBER M		1563 S GRAHAM CREEK Rd		511, 1 Family Dwell - Unplatted (0 to 9.9		RURAL RES & AG - WABA		1/2				
General Information		Ownership		Transfer of Ownership		Notes								
Parcel Number 23-12-20-308-001.000-019 Local Parcel Number 0190009303 Tax ID: 019-00093-03 Routing Number 019-D10-20-308-00100 Property Class 511 1 Family Dwell - Unplatted (0 to 9.9)		ROARKS TYLER C & AMBER M 1563 S GRAHAM CREEK RD Covington, IN 47932 Legal 019-00093-03 PT SE SW 20-19-S 3 699A		Date Owner Doc ID Code Book/Page Adj Sale Price VI 04/23/2021 ROARKS TYLER C & 20210101 WD / / \$165,000 I 03/27/2015 ROWE MELODY 20150588 QC / / / / 09/13/2004 ROWE MICHAEL D & 0 WD 207126 / / \$80,000 I 01/01/1900 BUSHUE, DARLENE / WD / / / /		3/30/2023 22F11: ADDED NEW EFT AGE AT REASSESSMENT FOR 23 PAY 24 5/1/2021 22F11: ADDED CENTRAL AIR CONDITIONING TO HOUSE. ADDED EX9 CONCPTO HOUSE AND ADDED 18X40 CONCPTO EXISTING 18X24 POLE BARN - BY DATA COLLECTOR FOR 2022 PAY 23. 5/21/2021 22F11: REMOVED SWIMMING POOL AND UTILITY SHED - BY OWNER FOR 2022 PAY 23. 4/27/2016 12F11: 2012 FORM 11 REMOVED ENCLOSED PORCH FROM HOUSE - BY DATA COLLECTOR FOR 2012 PAY 13. 4/27/2016 GE SURVEY REC 1-25-05 MB106-P558 SLIDE 24GA.								
Valuation Records (Work In Progress values are not certified values and are subject to change)		Res												
Year: 2026	2026	Assessment Year	2025	2025	2024	2024	2023							
Location Information	WIP	Reason For Change	AA	AA	AA	AA	AA							
County	02/24/2026	As Of Date	05/14/2025	03/24/2025	04/02/2024	03/27/2024	06/30/2023							
Township	Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod							
District 019 (Local 019)	1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000							
Land	\$43,000	Notice Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							
Land Res (1)	\$25,000	Land	\$43,000	\$43,000	\$40,000	\$40,000	\$40,000							
Land Non Res (2)	\$18,000	Land Res (1)	\$25,000	\$25,000	\$22,000	\$22,000	\$22,000							
Land Non Res (3)	\$0	Land Non Res (2)	\$18,000	\$18,000	\$18,000	\$18,000	\$0							
Improvement	\$223,400	Land Non Res (3)	\$0	\$0	\$0	\$0	\$18,000							
Imp Res (1)	\$223,400	Improvement	\$193,300	\$193,300	\$160,400	\$160,400	\$159,000							
Imp Non Res (2)	\$0	Imp Res (1)	\$193,300	\$193,300	\$160,400	\$160,400	\$158,900							
Imp Non Res (3)	\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0							
Total	\$266,400	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$100							
Total Res (1)	\$248,400	Total	\$236,300	\$236,300	\$200,400	\$200,400	\$199,000							
Total Non Res (2)	\$18,000	Total Res (1)	\$218,300	\$218,300	\$182,400	\$182,400	\$180,900							
Total Non Res (3)	\$0	Total Non Res (2)	\$18,000	\$18,000	\$18,000	\$18,000	\$0							
	\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$18,100							
Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')		Land Computations												
Land Type	Pricing Method	Act Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value	
Srr	A	0	1.0000	1.00	\$25,000	\$25,000	\$25,000	0%	1.0000	100.00	0.00	0.00	\$25,000	
91	A	0	2.5690	1.00	\$7,000	\$7,000	\$17,983	0%	1.0000	0.00	100.00	0.00	\$17,980	
82	A	DEV	0	0.1300	1.00	\$2,120	\$2,120	\$276	-100%	1.0000	0.00	100.00	0.00	\$0
Zoning		Public Utilities		Streets or Roads		Neighborhood Life Cycle Stage		Printed		Review Group		Data Source		
A Agricultural		ERA <input type="checkbox"/>		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		
Subdivision		Streets or Roads		Neighborhood Life Cycle Stage		Printed		Review Group		Data Source		Collector		
91 A		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
Lot		Streets or Roads		Neighborhood Life Cycle Stage		Printed		Review Group		Data Source		Appraiser		
82 A		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
Market Model		Streets or Roads		Neighborhood Life Cycle Stage		Printed		Review Group		Data Source		Appraiser		
N/A		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
Characteristics		Streets or Roads		Neighborhood Life Cycle Stage		Printed		Review Group		Data Source		Appraiser		
Topography		Streets or Roads		Neighborhood Life Cycle Stage		Printed		Review Group		Data Source		Appraiser		
Flood Hazard <input type="checkbox"/>		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
Public Utilities		Streets or Roads		Neighborhood Life Cycle Stage		Printed		Review Group		Data Source		Appraiser		
ERA <input type="checkbox"/>		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
Streets or Roads		Streets or Roads		Neighborhood Life Cycle Stage		Printed		Review Group		Data Source		Appraiser		
Unpaved <input type="checkbox"/>		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
Neighborhood Life Cycle Stage		Streets or Roads		Neighborhood Life Cycle Stage		Printed		Review Group		Data Source		Appraiser		
Static		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
Printed		Streets or Roads		Neighborhood Life Cycle Stage		Printed		Review Group		Data Source		Appraiser		
Tuesday, March 17, 2026		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
Review Group		Streets or Roads		Neighborhood Life Cycle Stage		Printed		Review Group		Data Source		Appraiser		
1		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
Data Source		Streets or Roads		Neighborhood Life Cycle Stage		Printed		Review Group		Data Source		Appraiser		
External Only		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
Collector		Streets or Roads		Neighborhood Life Cycle Stage		Printed		Review Group		Data Source		Appraiser		
04/12/2016 TT		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
Appraiser		Streets or Roads		Neighborhood Life Cycle Stage		Printed		Review Group		Data Source		Appraiser		
04/12/2016 TT		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
Land Computations		Streets or Roads		Neighborhood Life Cycle Stage		Printed		Review Group		Data Source		Appraiser		
Calculated Acreage 3.70		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
Actual Frontage 0		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
Developer Discount <input type="checkbox"/>		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
Parcel Acreage 3.70		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
81 Legal Drain NV 0.00		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
82 Public Roads NV 0.13		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
83 UT Towers NV 0.00		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
84 Solar Energy Land 0.00		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
9 Homesite 1.00		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
91/92 Acres 2.57		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
Total Acres Farmland 0.00		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
Farmland Value \$0		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
Measured Acreage 0.00		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
Avg Farmland Value/Acre 0.0		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
Value of Farmland \$0		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
Classified Total \$0		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
Farm / Classified Value \$0		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
Homesite(s) Value \$25,000		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
91/92 Value \$18,000		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
Supp. Page Land Value		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
CAP 1 Value \$25,000		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
CAP 2 Value \$18,000		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
CAP 3 Value \$0		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		04/12/2016 TT		
Total Value		Unpaved <input type="checkbox"/>		Static		Tuesday, March 17, 2026		1		External Only		\$43,000		

PROPERTY RECORD CARD

Appendix C

Residential and Agricultural Cost Schedules

Table C-1--Location Cost Multipliers by County

COUNTY	MULTIPLIER	COUNTY	MULTIPLIER	COUNTY	MULTIPLIER
Adams	96%	Hendricks	100%	Pike	92%
Allen	96%	Henry	88%	Porter	99%
Bartholomew	92%	Howard	91%	Posey	93%
Benton	92%	Huntington	96%	Pulaski	92%
Blackford	87%	Jackson	91%	Putnam	100%
Boone	100%	Jasper	94%	Randolph	87%
Brown	94%	Jay	87%	Ripley	96%
Carroll	92%	Jefferson	91%	Rush	100%
Cass	91%	Jennings	91%	Scott	90%
Clark	90%	Johnson	100%	Shelby	99%
Clay	93%	Knox	91%	Spencer	93%
Clinton	100%	Kosciusko	92%	St. Joseph	93%
Crawford	90%	LaGrange	95%	Starke	94%
Daviess	91%	Lake	99%	Steuben	96%
Dearborn	96%	LaPorte	98%	Sullivan	93%
Decatur	91%	Lawrence	92%	Switzerland	96%
Dekalb	96%	Madison	100%	Tiptecanoe	92%
Delaware	87%	Marion	100%	Tipton	100%
Dubois	91%	Marshall	92%	Union	87%
Elkhart	92%	Martin	92%	Vanderburgh	93%
Fayette	88%	Miami	91%	Vermillion	93%
Floyd	90%	Monroe	92%	Vigo	93%
Fountain	92%	Montgomery	92%	Wabash	91%
Franklin	96%	Morgan	100%	Warren	92%
Fulton	91%	Newton	94%	Warrick	93%
Gibson	93%	Noble	96%	Washington	90%
Grant	91%	Ohio	96%	Wayne	87%
Greene	92%	Orange	92%	Wells	96%
Hamilton	100%	Owen	93%	White	92%
Hancock	100%	Parke	93%	Whitley	96%
Harrison	90%	Perry	91%		

23-12-20-308-001-000-019 ROARKS TYLER C & AMBER M 1563 S GRAHAM CREEK Rd 511, 1 Family Dwell - Unplatted (0 to 9.9) RURAL RES & AG - WABA 2/2

General Information
 Occupancy: Single-Family R 01
 Description: Single-Family R 01
 Story Height: 1
 Style: 22
 Finished Area: 1441 sqft
 Make: 4

Plumbing
 Full Bath: 2
 Half Bath: 0
 Kitchen Sinks: 1
 Water Heaters: 1
 Add Fixtures: 0
 Total: 4

Accommodations
 Bedrooms: 0
 Living Rooms: 0
 Dining Rooms: 0
 Family Rooms: 0
 Total Rooms: 0

Heat Type
 Central Warm Air

Roofing
 Built-Up: Metal: Asphalt: Slate: Tile:
 Wood Shingle: Other:

Exterior Features

Description	Area	Value
Porch, Open Frame	279	\$12,400
Patio, Concrete	40	\$400
Patio, Concrete	132	\$1,000

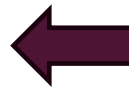
Specialty Plumbing

Description	Count	Value
1 7	1441	\$180,600
2		
3		
4		
1/4		
1/2		
3/4		
Attic		
Bsmt	1441	\$71,200
Crawl		
Slab		
Total Base		\$251,800
Adjustments 1 Row Type Adj. x 1.00		\$251,800
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1441	\$4,600
No Elec (-)		\$0
Plumbing (+/-)	8 - 5 = 3 x \$1,400	\$4,200
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$260,500
Sub-Total, 1 Units		\$260,500
Exterior Features (+)		\$13,800
Garages (+) 0 sqft		\$0
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.92
Replacement Cost		\$262,356

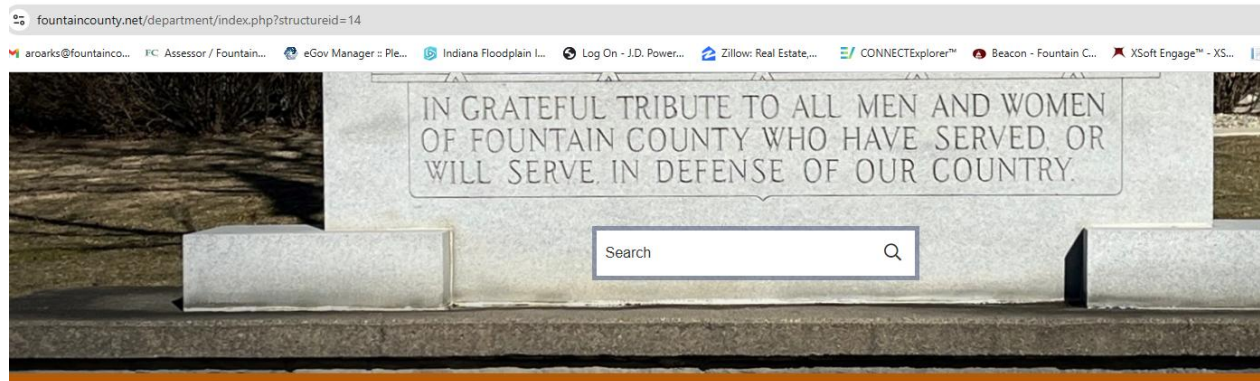
Summary of Improvements

Description	Story Height	Const Type	Grade	Year Built	Eff Co	Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mkt	Cap 1	Cap 2	Cap 3	Improv Value
1. Single-Family R 01	1	Brck	C	1965	1973	53	A	0.92		2,882 sqft	\$252,356	40%	\$151,410	0%	100%	1,000	1,000	100.00	0.00	0.00	\$166,600
2. Barn, Pole (T3) R 01	1	T3ISO	C	2007	2007	19	A	\$30.89	0.92	16 x 24 x 10'	\$9,721	35%	\$6,320	0%	100%	1,000	1,000	100.00	0.00	0.00	\$6,300
3. Detached Garage	1	Pole	C	2007	2007	19	A	\$28.26	0.92	40x54'	\$56,155	19%	\$45,050	0%	100%	1,000	1,000	100.00	0.00	0.00	\$45,000
4. Lean-To	1	SV	C	1950	1950	75	A	0.92		0 sqft x 7'		65%		0%	100%	1,000	1,000	100.00	0.00	0.00	\$100
5. Patio (free standing)	1		C	2021	2021	5	A	0.92		16x40'	\$4,508	4%	\$4,330	0%	100%	1,000	1,000	100.00	0.00	0.00	\$4,300

Total all pages: \$223,400 Total this page: \$223,400



PROPERTY RECORD CARD-ONLINE



The screenshot shows a web browser window with the URL `fountaincounty.net/department/index.php?structureid=14`. The browser tabs include "Assessor / Fountain...", "eGov Manager", "Indiana Floodplain L...", "Log On - J.D. Power...", "Zillow: Real Estate...", "CONNECTExplorer™", "Beacon - Fountain C...", and "XSoft Engage™ - XS...". The main content area features a photograph of a stone memorial wall with the inscription: "IN GRATEFUL TRIBUTE TO ALL MEN AND WOMEN OF FOUNTAIN COUNTY WHO HAVE SERVED, OR WILL SERVE, IN DEFENSE OF OUR COUNTRY." Below the photo is a search bar with the text "Search" and a magnifying glass icon.

Contact Us

County Courthouse
301 4th St
Covington, IN 47932
[Get Directions](#)

Phone: (765) 793-6206
[Staff Directory](#)
Monday - Friday
8:00 am - 4:00 pm

Topics of Interest

Cyclical Reassessment of

Home / Government / **Assessor**

Assessor

Overview

The Office of the Fountain County Assessor is responsible for accurately and uniformly determining the market value in the use of every property in the county. This is achieved by using three approaches to value: Cost, Income, and Sales Comparison. The State now requires annual adjustments of assessments to reflect changes in the market. Below you will find documents explaining various processes used in the valuation of the property. We encourage you to contact us with any questions or concerns regarding your assessment.

Property Information Searches

Visit [the Engage Website](#) to view Property Cards, Mapping, and Taxes, and access other important forms!



Fountaincounty.net

Go to Assessor

Click on the Engage Website

PROPERTY RECORD CARD-ONLINE

Welcome to Engage™, Fountain County's citizen engagement portal!

A modern approach to citizen engagement suggests that some citizens appreciate the ability to interact with their local government in a digital environment, such as online access to services to; pay property taxes, research publicly available information, submit documents and forms, etc. That's where Engage™ comes in!

Engage™ is an online resource where citizens, real estate professionals, businesses, etc. can access all kinds of publicly available information related to property, such as; owner name, assessed value, improvement information, property taxes, property record cards, and so much more!

Engage™ is intended to be an intuitive, user-friendly application. However, we know that some features of Engage™ could use a bit of guidance to be completely beneficial to you. This informative [guide](#) will serve to provide you with a bit more guidance, should you have a need. As well to the left, we are happy to provide you with a number of resources to assist you in your property assessment journey.

Thank you for visiting our website and for the opportunity to serve you and your needs.

News

Revised Indiana Sales Disclosure Form (SDF)

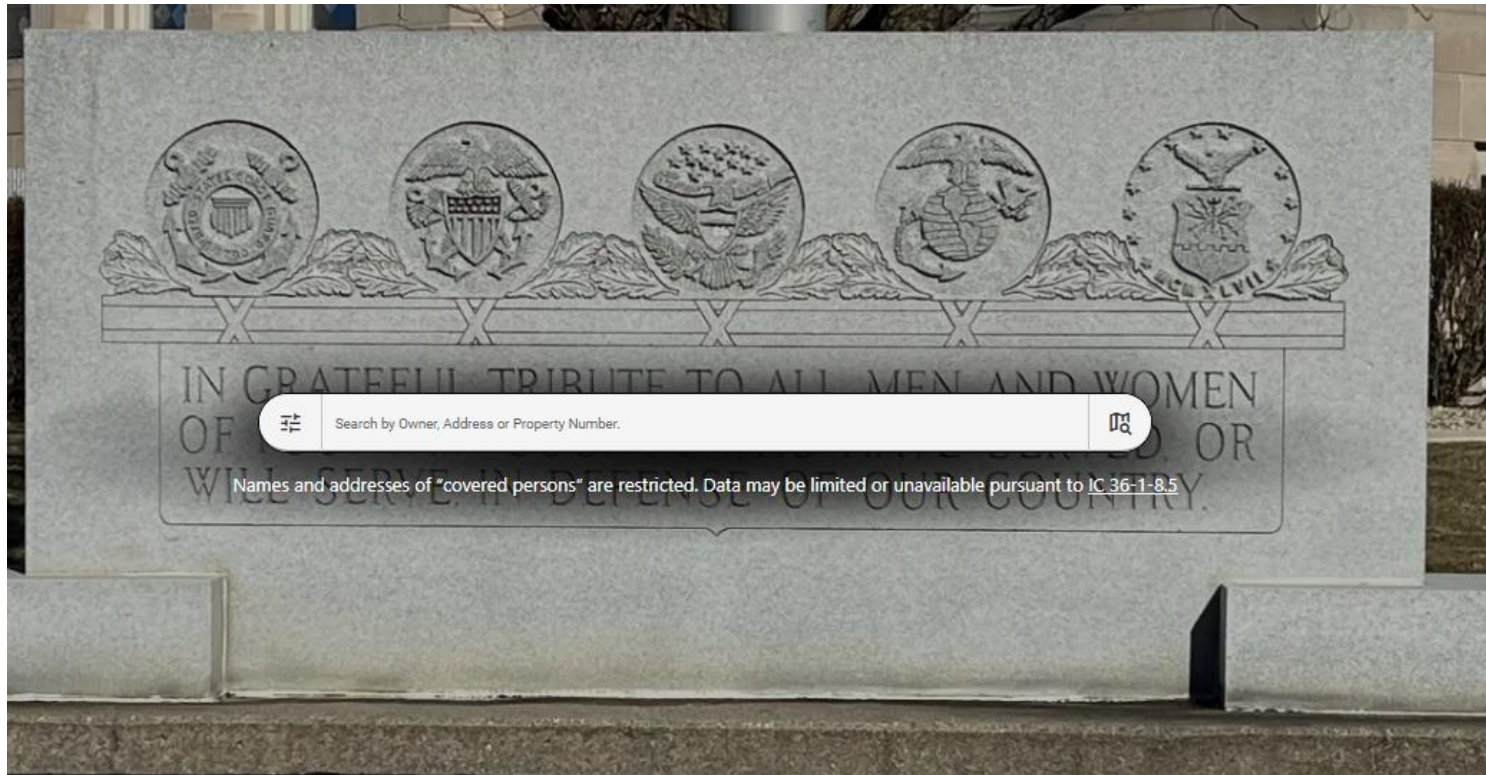
The Indiana Department of Local Government Finance (DLGF) has revised the Sales Disclosure Form (State Form 46021), effective January 1, 2021. Please contact our office at (765) 793-6206 or aroarks@fountaincounty.in.gov if you have any further questions. You may also visit the Department's website to access the new forms or for more information at <https://www.in.gov/dlgr/8294.htm>.

Personal Property Online Portal – Indiana (PPOP-IN)

The Indiana Department of Local Government Finance (DLGF) has a new online service portal to file business personal property filings! This system will be available in January 2021. Please contact our office at (765) 793-6206 or aroarks@fountaincounty.in.gov if you have any further questions. You may also visit the Department's website for more information at <https://www.in.gov/dlgr/7576.htm>.



PROPERTY RECORD CARD-ONLINE



Type in name, address,
or parcel number

PROPERTY RECORD CARD-ONLINE

The screenshot displays the Engage property record card online interface. At the top, the Engage logo is on the left, and navigation links for HOME, MAP, DATA, ABOUT, and CONTACT are on the right. The main header shows the address 1563 S GRAHAM CREEK Rd and the parcel ID 23-12-20-308-001.000-019. A sidebar on the left lists various data points for the property, including Summary, Sketch, Transfer History, Sales List, Valuation List, Taxes, Land Info, Improvement Info, Neighborhood Amenities, Documents, Street View, and Forms. The main content area features an aerial photograph of the property, which is outlined in cyan. A purple arrow points to the MAP link in the top navigation bar.

Engage Fountain County, Indiana Amber Roarks, Assessor

HOME MAP DATA ABOUT CONTACT

23-12-20-308-001.000-019 1563 S GRAHAM CREEK Rd 23-12-20-308-001.000-019

23-12-20-308-001.000-019
1563 S GRAHAM CREEK Rd
ROARKS TYLER C & AMBER M
\$ 236,800

- Summary
- Sketch
- Transfer History
- Sales List
- Valuation List
- Taxes
- Land Info
- Improvement Info
- Neighborhood Amenities
- Documents
- Street View
- Forms

Click Data

PROPERTY RECORD CARD-ONLINE

Try Advanced Search


23-12-20-308-001.000-019

Property ID	Owner Name
23 - 12 - 20 - 308 - 001.000 - 019	ROARKS TYLER C & AMBER M

DOCUMENTS

All PRC Form 11

PRC 2026 PRC 2025 PRC 2024 PRC 2023 F11 2026



OTHER WAYS TO VALUE PROPERTY



RENTAL OR INCOME PRODUCING PROPERTIES

Fountain County currently uses the Income Approach as well as the Cost Approach when assessing income-producing properties. Because income properties are purchased with investment as the intent rather than owner occupancy, the market is different and the State requires the Gross Rent Multiplier to be used.

$$\text{Sale Price} \div \text{Rent} = \text{Gross Rent Multiplier (GRM)}$$

$$\text{Rent} \times \text{GRM} = \text{Assessed Value}$$

- If a taxpayer wishes to have the income capitalization method or the gross rent multiplier method used in the initial formulation of the assessment of the taxpayer's property, the taxpayer must submit the necessary information (rental questionnaire and copy of lease or Schedule E) to the Assessor.
- Your information is Confidential and will not be given out.
- Under Indiana Code, the current GRM's uses sales from the prior year. If those sales are showing a steady trend upward, the resulting GRM is also going to result in higher assessed values.
- Income Information will be required in the event of an appeal to the property.
- The Sales Comparison will also be calculated. Of the 3 values, the Assessor will use the lowest value.

SALES COMPARISON

- The Sales Comparison Approach uses sales prices as evidence of the value of similar properties.
- Because no two properties are exactly alike, methods must be used to adjust the prices of sold properties, or comparable properties.
- The known prices are adjusted by adding or subtracting the amount which a given feature appears to add to, or subtract from, the price of the comparable property.

For example, if the subject property has a garage, and the comparable does not. The garage value will be added to the sale price to make the comparable match the subject property. If the comparable has an attribute the subject does not, then it is subtracted from the sale price.

SALES COMPARISON

Estimate a value for the subject property rounding to the nearest \$100.

ADJUSTMENT AMOUNTS:

4TH BEDROOM	\$8,000
EXTRA BATH	\$5,000
1 CAR GARAGE	\$9,000
2 CAR GARAGE	\$13,200
AVERAGE FIREPLACE	\$4,000
LARGE FIREPLACE	\$4,800
FORCED HOT AIR HEAT	\$4,500
HOT WATER HEAT	\$5,600



	SUBJECT	SALE # 1		SALE # 2		SALE # 3		SALE # 4	
SALE PRICE			\$172,500		\$171,850		\$176,500		\$185,000
TIME ADJ		2 YRS @ 5%	\$17,250		NONE	2 YRS @ 5%	\$17,650	1 YR @ 5%	\$9,250
TIME ADJ									
SALE PRICE			\$189,750		\$171,850		\$194,150		\$194,250
BEDROOMS	3	4	(\$8,000)	3	\$0	3	\$0	4	(\$8,000)
BATHS	1	2	(\$5,000)	1	\$0	2	(\$5,000)	2	(\$5,000)
GARAGE	2	2	\$0	1	\$4,200	2	\$0	2	\$0
FIREPLACE	NONE	LARGE	(\$4,800)	NONE	\$0	AVERAGE	(\$4,000)	LARGE	(\$4,800)
HEAT	FORCED	HOT WATER	(\$1,100)	FORCED	\$0	HOT WATER	(\$1,100)	HOT WATER	(\$1,100)
NET ADJ			(\$18,900)		\$4,200		(\$10,100)		(\$18,900)
ADJ SALES PRICE			\$170,850		\$176,050		\$184,050		\$175,350

ESTIMATED VALUE INDICATED BY THE SALES COMPARISON APPROACH:

\$176,100

The sale that has the least adjustment is considered the most comparable, or use of the median value of all sales used.

APPRAISAL OR MARKET ANALYSIS

If you believe your property is over-assessed, an **independent appraisal from a licensed Indiana appraiser** is one of the strongest tools you can use to support your appeal

The appraisal must provide:

- A **formal, documented opinion of value** as of the January 1 assessment date.
- Evidence of **comparable sales** and market conditions.
- A **certified appraisal** (IPLA-credentialed appraiser) that carries significant weight at hearings.

There are a number of people in the area that can provide appraisals.

The Warren Agency has done a number of market appraisals, and market analysis to estimate the current market value that have been turned in and acceptable.

I am sure there are others, but these are the only ones I have seen in the office that are done to the standards listed above.

I will gladly update this with any other companies that are willing to preform these services to the public!

YOU STILL DON'T AGREE WITH THE ASSESSED VALUE

Step 1

- File a Form 130 with the Assessors Office
 - Objective Appeal: For factual, clerical, or mathematical errors.
 - Subjective Appeal: Based on your opinion of the market value, supported by comparable sales.
 - Must be submit within 45 days of the mailing date, or by June 15 if the notice was mailed before May 1.
 - Form must be completed and will not be accepted if incomplete.
- Informal Hearing - The assessor will contact you to schedule a hearing date.
 - Gather Your Evidence for the hearing
 - Collect documentation proving your home's value; appraisals, photos, and sales of similar neighboring properties is crucial to support your claim.
 - If no agreement is reached, the appeal proceeds to the County Property Tax Board of Appeals (PTABOA)



YOU STILL DON'T AGREE WITH THE ASSESSED VALUE

Step 2

- Property Tax Assessment Board of Appeals (PTABOA)
 - Notice of hearing will be scheduled
 - All hearings are recorded
 - PTABOA will hear your evidence and the Assessors evidence and make a determination.
 - If unsatisfied with the PTABOA decision (Form 115) you may appeal to the Indiana Board of Tax Review (IBTR)



YOU STILL DON'T AGREE WITH THE ASSESSED VALUE

Step 3

- Indiana Tax Court
 - The taxpayer must file a form 131 with the IBTR within 45 days of the PTABOA determination.
 - The taxpayer can appeal the IBTR decision to the Supreme Court no more than 45 days after the final determination by the IBTR.



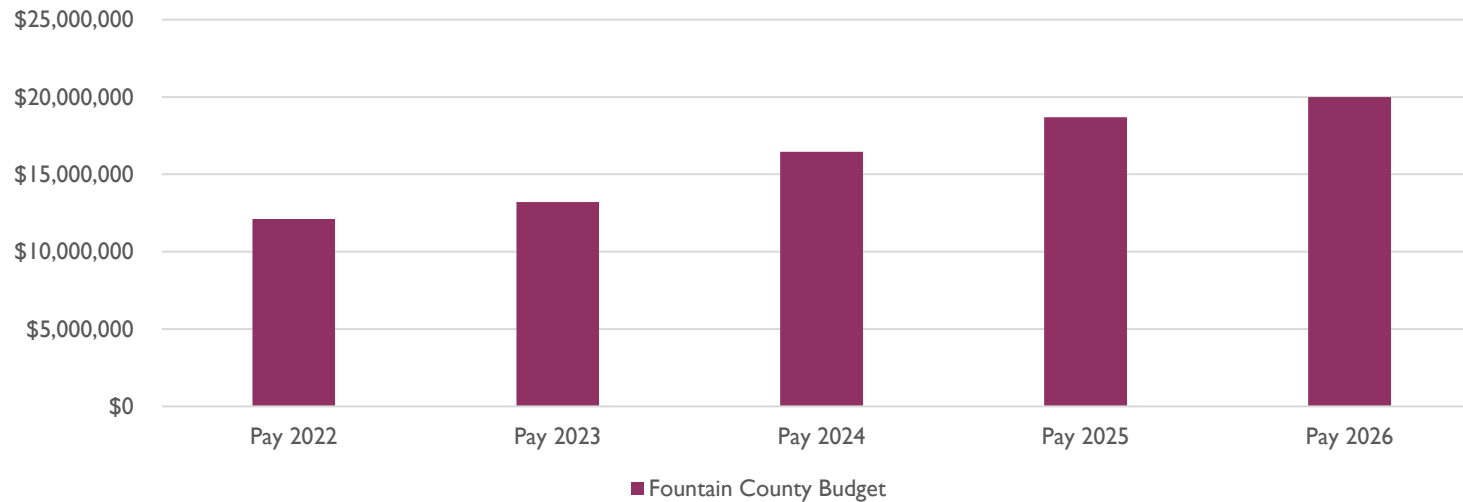
THE DATA



CHANGES- COUNTY BUDGET

County Budget							
	Pay 2022	Pay 2023	Pay 2024	Pay 2025	Pay 2026	Change	% Change
Fountain County Budget	\$12,110,488	\$13,212,710	\$16,460,404	\$18,683,002	\$19,993,450	1,310,448	7.01%

Fountain County Budget



CHANGES-VALUES & RATES

NBHD & Tax Rates

	2023 Pay 2024		2024 Pay 2025		Change	
	NBHD	Tax Rate	NBHD	Tax Rate	NBHD	Tax Rate
Cain	1.50	1.5294	1.45	1.3255	-5%	-0.2039
Hillsboro	1.25	2.1067	1.35	1.8781	10%	-0.2286
Davis	1.40	1.7049	1.45	1.7057	5%	0.0008
Fulton	1.40	1.2841	1.40	1.2598	0%	-0.0243
Jackson	1.45	1.5493	1.45	1.3327	0%	-0.2166
Wallace	1.10	1.6065	1.25	1.3888	15%	-0.2177
Logan	1.10	1.7098	1.45	1.7087	35%	-0.0011
Attica	1.30	2.8006	1.55	2.726	25%	-0.0746
Richland	1.40	1.5057	1.45	1.2894	5%	-0.2163
Mellott	1.20	1.9244	1.35	1.6574	15%	-0.267
Newtown	1.15	1.8132	1.30	1.5852	15%	-0.228
Shawnee	1.35	1.57	1.45	1.5729	10%	0.0029
Troy	1.40	1.3611	1.40	1.3273	0%	-0.0338
Covington	1.35	2.2665	1.35	2.2966	0%	0.0301
Van Buren	1.30	1.6331	1.45	1.4044	15%	-0.2287
Veedersburg	1.25	2.2129	1.40	1.8776	15%	-0.3353
Wabash	1.30	1.2597	1.45	1.2319	15%	-0.0278
Millcreek	1.45	1.6172	1.45	1.3956	0%	-0.2216
Kingman	1.30	2.1802	1.30	1.9403	0%	-0.2399

NBHD & Tax Rates

	2024 Pay 2025		2025 Pay 2026		Change	
	NBHD	Tax Rate	NBHD	Tax Rate	NBHD	\$ Tax
Cain	1.45	1.3255	1.30	1.2864	-0.15	-0.0391
Hillsboro	1.35	1.8781	1.30	1.7689	-0.05	-0.1092
Davis	1.45	1.7057	1.30	1.705	-0.15	-0.0007
Fulton	1.40	1.2598	1.25	1.2542	-0.15	-0.0056
Jackson	1.45	1.3327	1.30	1.2927	-0.15	-0.0400
Wallace	1.25	1.3888	1.10	1.3457	-0.15	-0.0431
Logan	1.45	1.7087	1.30	1.7054	-0.15	-0.0033
Attica	1.55	2.726	1.40	2.6042	-0.15	-0.1218
Richland	1.45	1.2894	1.30	1.2512	-0.15	-0.0382
Mellott	1.35	1.6574	1.20	1.5905	-0.15	-0.0669
Newtown	1.30	1.5852	1.15	1.514	-0.15	-0.0712
Shawnee	1.45	1.5729	1.30	1.5902	-0.15	0.0173
Troy	1.40	1.3273	1.25	1.3137	-0.15	-0.0136
Covington	1.35	2.2966	1.20	2.1392	-0.15	-0.1574
Van Buren	1.45	1.4044	1.30	1.3499	-0.15	-0.0545
Veedersburg	1.40	1.8776	1.30	1.9302	-0.10	0.0526
Wabash	1.45	1.2319	1.30	1.2275	-0.15	-0.0044
Millcreek	1.45	1.3956	1.30	1.3509	-0.15	-0.0447
Kingman	1.30	1.9403	1.15	1.8354	-0.15	-0.1049

UNDERSTANDING YOUR TAX BILL



UNDERSTANDING YOUR TAX BILL

STATE FORM 5599 (02/7/01-26) APPROVED BY STATE BOARD OF ACCOUNTS, 2025
 COUNTY: **23-Fountain** PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1-1-22-4.1
 TREASURER FORM TS-1-A
SPRING INSTALLMENT REMITTANCE COUPON

TAX YEAR: 2025 Payable 2026
 PARCEL NUMBER: 23-12-20-308-001.000-019
 DUPLICATE NUMBER: 1010910
 TAXING UNIT NAME: Wabash Township
 LEGAL DESCRIPTION: 019-00093-03 PT SE SW 20-19-8 3.699A
 PROPERTY ADDRESS: 1563 S Graham Creek Rd, Covington IN 47932

SPRING AMOUNT DUE by May 11, 2026 \$638.98

Pay By Phone: (765) 725-6055
 Pay Online at: www.lowtaxinfo.com
 Remit Payment and Make Check Payable to: Fountain County Treasurer
 301 4th St
 Covington IN 47932

Roarks Tyler C and Amber M
 1563 S Graham Creek Rd
 Covington IN 47932

Reprinted: 04/02/2026 03:05 PM LowTaxInfo.com

COUNTY: **23-Fountain** PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1-1-22-4.1
 TREASURER FORM TS-1-A
FALL INSTALLMENT REMITTANCE COUPON

TAX YEAR: 2025 Payable 2026
 PARCEL NUMBER: 23-12-20-308-001.000-019
 DUPLICATE NUMBER: 1010910
 TAXING UNIT NAME: Wabash Township
 LEGAL DESCRIPTION: 019-00093-03 PT SE SW 20-19-8 3.699A
 PROPERTY ADDRESS: 1563 S Graham Creek Rd, Covington IN 47932

FALL AMOUNT DUE by November 10, 2026 \$638.98

Pay By Phone: (765) 725-6055
 Pay Online at: www.lowtaxinfo.com
 Remit Payment and Make Check Payable to: Fountain County Treasurer
 301 4th St
 Covington IN 47932

Roarks Tyler C and Amber M
 1563 S Graham Creek Rd
 Covington IN 47932

Reprinted: 04/02/2026 03:05 PM LowTaxInfo.com

COUNTY: **23-Fountain** PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1-1-22-4.1
 TREASURER FORM TS-1-A
TAXPAYER'S COPY - KEEP FOR YOUR RECORDS

TAX YEAR: 2025 Payable 2026
 PARCEL NUMBER: 23-12-20-308-001.000-019
 DUPLICATE NUMBER: 1010910
 TAXING UNIT NAME: Wabash Township
 LEGAL DESCRIPTION: 019-00093-03 PT SE SW 20-19-8 3.699A
 PROPERTY ADDRESS: 1563 S Graham Creek Rd, Covington IN 47932

DATE OF STATEMENT: 04/02/2026

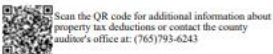
TOTAL DUE FOR 2025 PAY 2026: \$1,277.96

PROPERTY ADDRESS	PROPERTY TYPE	TOWNSHIP	ACRES	Total AV PTRC Rate	LIT %/Rate
1563 S Graham Creek Rd, Covington IN 47932	Real	Wabash TWP	3.7000	1.2365	3.7253

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$638.98	\$638.98
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$0.00	\$0.00
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Adjustments	\$0.00	\$0.00
Amount Due	\$638.98	\$638.98
Payment Received	\$0.00	\$0.00
Balance Due	\$638.98	\$638.98

Roarks Tyler C and Amber M
 1563 S Graham Creek Rd
 Covington IN 47932

Reprinted: 04/02/2026 03:05 PM LowTaxInfo.com



STATE FORM 5599 (02/7/01-26) APPROVED BY STATE BOARD OF ACCOUNTS, 2025
 COUNTY: **23-Fountain** PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1-1-22-4.1
 TREASURER FORM TS-1-A
SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and agricultural land, and 3% for all other properties. Please note that local government unit annual budget notices are now available online at: <https://budgetnotices.in.gov>. Additional information on how to read your current tax bill can be located online at: www.in.gov/dlr/understanding-your-tax-bill-tax-608-10/.

TAXPAYER AND PROPERTY INFORMATION

James Jones
 Address: 1563 S Graham Creek Rd, Covington IN 47932
 Parcel Number: 019-00093-03
 Assessed Value: \$182,400
 Tax Rate: \$2.1840
 Tax Amount: \$396.38

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2024 Pay 2025	2025 Pay 2026
1a. Gross assessed value of homestead property	\$182,400	\$218,300
1b. Gross assessed value of other residential property and agricultural land	\$18,000	\$18,000
1c. Gross assessed value of all other property, including personal property	\$0	\$0
2. Equals Total Gross Assessed Value of Property	\$200,400	\$236,300
2a. Minus deductions (see Table 5 below)	(\$98,400)	(\$117,200)
3. Equals Subtotal of Net Assessed Value of Property	\$102,000	\$119,100
3a. Multiplied by your local tax rate	1.2319	1.2275
4. Equals Gross Tax Liability (see Table 3 below)	\$1,256.54	\$1,461.96
4a. Minus local Property Tax Credits	(\$56.98)	(\$64.80)
4b. Minus savings due to Property Tax Cap (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to Over 65 Credit	\$0.00	\$0.00
4d. Minus savings due to Blind/Disabled Credit	\$0.00	\$0.00
4e. Minus savings due to Supplemental Homestead Credit	\$0.00	(\$119.20)
4f. Minus savings due to Over 65 or County Option Circuit Breaker Credit ¹	\$0.00	\$0.00
4g. Minus savings due to County Option Homestead Relief Credit	\$0.00	\$0.00
5. Total Property Tax Liability (see remittance coupon for total amount due)	\$1,199.56	\$1,277.96

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

PROPERTY TAX CAP (1%, 2%, or 3% depending upon combination of property types) ²	\$2,184.00	\$2,543.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) ³	\$0.00	\$0.00
Maximum Tax Under Property Tax Cap	\$2,184.00	\$2,543.00

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2025	TAX RATE 2026	TAX AMOUNT 2025	TAX AMOUNT 2026	TAX DIFFERENCE	% DIFFERENCE	% OF TOTAL TAX LIABILITY
COUNTY	0.4316	0.4276	\$440.23	\$509.26	\$69.03	15.68%	34.84%
CO DEBT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%	0.00%
TOWNSHIP	0.0477	0.0479	\$48.65	\$57.05	\$8.40	17.27%	3.90%
TWP DEBT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%	0.00%
SCHWEE DISTR	0.3969	0.3763	\$404.84	\$448.18	\$43.34	10.71%	30.66%
SCH DEBT	0.3383	0.3585	\$345.07	\$426.98	\$81.91	23.74%	29.21%
SPECIAL UNIT	0.0174	0.0172	\$17.75	\$20.49	\$2.74	15.44%	1.40%
OTHER	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%	0.00%
TOTAL	1.2319	1.2275	\$1,256.54	\$1,461.96	\$205.42	16.35%	

TABLE 4: OTHER CHARGES/ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2025	2026	% Change
TOTAL ADJUSTMENTS	\$0.00	\$0.00	

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY⁴

TYPE OF DEDUCTION	2025	2026
2% Deduction	\$0	\$1,080
Standard Hmst	\$48,000	\$48,000
Supplemental Hmst	\$50,400	\$68,120
TOTAL DEDUCTIONS	\$98,400	\$117,200

1. A taxpayer can only receive the Over 65 Circuit Breaker Credit or the County Option Circuit Breaker Credit. Indiana Code § 6-1.1-49-6 specifies that a taxpayer cannot receive both.
 2. The property tax cap is calculated separately for each class of property owned by the taxpayer.
 3. Charges not subject to the property tax cap include property tax levies approved by voters through a referendum. When added to the base property tax cap amount for your property, this creates an effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at: www.in.gov/dlr/understanding-your-tax-bill.
 4. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed, and you may be liable for taxes and penalties on the amount deducted.

UNDERSTANDING YOUR TAX BILL

Spring installment due on or before May 11, 2025 and Fall installment due on or before November 19, 2025.

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2024 Pay 2025	2025 Pay 2026
1a. Gross assessed value of homestead property	\$182,400	\$218,300
1b. Gross assessed value of other residential property and agricultural land	\$18,000	\$18,000
1c. Gross assessed value of all other property, including personal property	\$0	\$0
2. Equals Total Gross Assessed Value of Property	\$200,400	\$236,300
2a. Minus deductions (see Table 5 below)	(\$98,400)	(\$117,200)
3. Equals Subtotal of Net Assessed Value of Property	\$102,000	\$119,100
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4c. Minus savings due to Over 65 Credit	\$0.00	\$0.00
4d. Minus savings due to Blind/Disabled Credit	\$0.00	\$0.00
4e. Minus savings due to Supplemental Homestead Credit	\$0.00	(\$119.20)
4f. Minus savings due to Over 65 or County Option Circuit Breaker Credit ¹	\$0.00	\$0.00
4g. Minus savings due to County Option Homestead Relief Credit	\$0.00	\$0.00
5. Total Property Tax Liability (see remittance coupon for total amount due)	\$1,199.56	\$1,277.96

Please see Table 4 for a summary of other charges to this property.

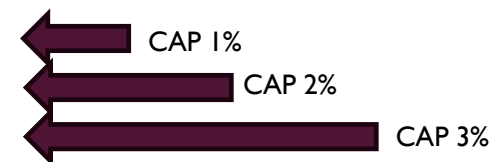


TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY¹

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2% Deduction	\$0	\$1,080
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Supplemental HSC	\$50,400	\$68,120
TOTAL DEDUCTIONS	\$98,400	\$117,200

¹ Indiana Code § 6-1.1-49-6 specifies that a taxpayer cannot receive both:

the 2% deduction. When added to the base property tax cap amount for your property, this amount and any other deductions proposed during the most recent elections can be located online at:

www.in.gov/countyauditor. If such a change is made, you must notify the county auditor. If such a change is made, you must notify the county auditor. If such a change is made, you must notify the county auditor.

Over 65 has been changed. It will no longer be listed in table 5: deductions. It will show as a credit in line 4c.

UNDERSTANDING YOUR TAX BILL

Tax rates needed to collect for that budget

% Increase from last year



Budgets collecting taxes

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2025	TAX RATE 2026	TAX AMOUNT 2025	TAX AMOUNT 2026	TAX DIFFERENCE	% DIFFERENCE	% OF TOTAL TAX LIABILITY
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TOWNSHIP	0.0477	0.0479	\$48.65	\$57.05	\$8.40	17.27%	3.90%
TWP DEBT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%	0.00%
SCHOOL DISTR	0.3969	0.3763	\$404.84	\$448.18	\$43.34	10.71%	30.66%
SCH DEBT	0.3383	0.3585	\$345.07	\$426.98	\$81.91	23.74%	29.21%
SPECIAL UNIT	0.0174	0.0172	\$17.75	\$20.49	\$2.74	15.44%	1.40%
OTHER	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%	0.00%
TOTAL	1.2319	1.2275	\$1,256.54	\$1,461.96	\$205.42	16.35%	

UNDERSTANDING YOUR TAX BILL

4c. Minus savings due to Over 65 Credit	\$0.00	\$0.00
4d. Minus savings due to Blind/Disabled Credit	\$0.00	\$0.00
4e. Minus savings due to Supplemental Homestead Credit	\$0.00	(\$119.20)
4f. Minus savings due to Over 65 or County Option Circuit Breaker Credit ¹	\$0.00	\$0.00
4g. Minus savings due to County Option Homestead Relief Credit	\$0.00	\$0.00
5. Total Property Tax Liability (see remittance coupon for total amount due)	\$1,199.56	\$1,277.96

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION		
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OTHER	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%	0.00%
TOTAL	1.2319	1.2275	\$1,256.54	\$1,461.96	\$205.42	16.35%	

TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY⁴

Amount collected after deductions and tax credits

Amount needed to be collected for budgets

QUESTIONS

