

General Information

Parcel Number 89-03-28-000-216.000-013
Local Parcel Number 06-28-000-216.000-08

Tax ID: 008-00156-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE

Township GREENE TOWNSHIP

District 013 (Local 008) GREENE TOWNSHIP

School Corp 8375 NORTHEASTERN WAYNE

Neighborhood 985073-008 GREENE-985073 (008)

Section/Plat 0628000

Location Address (1) 10702 N ROUND BARN RD FOUNTAIN CITY, IN 47341

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

DEES, MARLIN & TERESA
10702 N ROUND BARN RD
FOUNTAIN CITY, IN 47341

Legal

ROUND BARN ROAD ESTATES SUB DIV LOT 9
2.56A



Transfer of Ownership

Date 01/01/1900 Owner DEES, MARLIN & TER Doc ID Code Book/Page Adj Sale Price V/I

Notes

6/21/2023 Misc: 2024 GENERAL REVALUATION
8/14/2020 Misc: 2021 GENERAL REVAL

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and various valuation amounts for Land, Improvement, and Total.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table with columns for various land computation metrics such as Calculated Acreage (2.56), Actual Frontage (0), Developer Discount (checkbox), Parcel Acreage (2.56), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.17), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (1.39), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$17,500), 91/92 Value (\$5,400), Supp. Page Land Value, CAP 1 Value (\$17,500), CAP 2 Value (\$5,400), CAP 3 Value (\$0), and Total Value (\$22,900).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1860 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

Plumbing

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

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

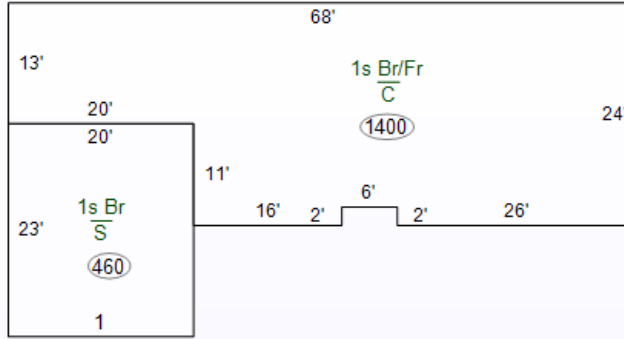
Heat Type

Central Warm Air

4

3

2



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	95	1860	1860	\$170,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1400	0	\$9,000	
Slab		460	0	\$0	

Total Base \$179,400

Adjustments 1 Row Type Adj. x 1.00 \$179,400

Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)		1:1860	\$5,600
No Elec (-)			\$0
Plumbing (+ / -)		8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)			\$0
Elevator (+)			\$0

Sub-Total, One Unit \$187,400

Sub-Total, 1 Units

Exterior Features (+)	\$0	\$187,400
Garages (+) 0 sqft	\$0	\$187,400
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.85	

Replacement Cost \$167,255

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	1	5/6 Maso	C+1	1975	1980	45	A		0.85		1,860 sqft	\$167,255	30%	\$117,080	0%	100%	1.190	1.000	100.00	0.00	0.00	\$139,300
2: Detached Garage/Boat H	1	Wood Fr	C	1976	1976	49	A	\$44.13	0.85	\$37.51	20'x24'	\$18,005	35%	\$11,700	0%	100%	1.190	1.000	100.00	0.00	0.00	\$13,900
3: Detached Garage/Boat H	1	Wood Fr	C	1978	1978	47	A	\$48.82	0.85	\$41.50	20'x20'	\$16,599	35%	\$10,790	0%	100%	1.190	1.000	100.00	0.00	0.00	\$12,800
4: Wood Deck- Treated pine	1		C	1985	1985	40	F		0.85		12'x32'	\$6,375	34%	\$4,210	0%	100%	1.190	1.000	100.00	0.00	0.00	\$5,000