

89-07-05-000-208.001-013

General Information

Parcel Number
89-07-05-000-208.001-013

Local Parcel Number
08-05-000-208.010-08

Tax ID:
008-00413-01

Routing Number

Property Class 511 RENTAL
1 Family Dwell - Unplatted (0 to 9.9

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
0805000

Location Address (1)
5656 FOUNTAIN CITY PIKE
WILLIAMSBURG, IN 47393

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2028

STOLTZFOOS, HENRY E & REB

Ownership

STOLTZFOOS, HENRY E & REBECC
9918 S BLOOMINGPORT RD
LYNN, IN 47355

Legal

PT NE SEC 5-17-14 0.680A



5656 FOUNTAIN CITY PIKE

511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/27/2015	STOLTZFOOS, HENR	2015000716	WD	/	\$0	I
08/08/2013	STOLTZFOOS, HENR	2013007123	SW	/	\$26,500	I
06/03/2013	FEDERAL HOME LOA	2013004936	SH	/	\$37,600	I
01/01/1900	COLLINS, SHERI L 1/	2013004936	SH	/	\$37,600	I

GREENE-985073 (008)/9850 1/2

Notes

6/28/2023 Misc: 2024 GENERAL REVALUATION

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$16,100	Land	\$16,100	\$14,000	\$12,800	\$12,600	\$12,600
\$16,100	Land Res (1)	\$16,100	\$14,000	\$12,800	\$12,600	\$12,600
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$39,200	Improvement	\$39,200	\$33,800	\$32,800	\$33,200	\$29,900
\$39,200	Imp Res (1)	\$39,200	\$33,800	\$29,900	\$30,200	\$27,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$2,900	\$3,000	\$2,600
\$55,300	Total	\$55,300	\$47,800	\$45,600	\$45,800	\$42,500
\$55,300	Total Res (1)	\$55,300	\$47,800	\$42,700	\$42,800	\$39,900
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$2,900	\$3,000	\$2,600

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

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
9	A		0	0.680000	1.35	\$17,500	\$23,625	\$16,065	0%	1.0000	100.00	0.00	0.00	\$16,070

Land Computations

Calculated Acreage	0.68
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.68
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.68
91/92 Acres	0.00
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	\$16,100
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$16,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$16,100

Data Source External Only

Collector 06/12/2023 js

Appraiser 06/12/2023 Nexus

General Information

OccupancySingle-Family

DescriptionResidential Dwelling

Story Height1

StyleN/A

Finished Area1432 sqft

Make

Floor Finish

☐ Earth

☐ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Plumbing

#TF

Full Bath13

Half Bath00

Kitchen Sinks11

Water Heaters11

Add Fixtures11

Total46

Accommodations

Bedrooms1

Living Rooms1

Dining Rooms0

Family Rooms0

Total Rooms4

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

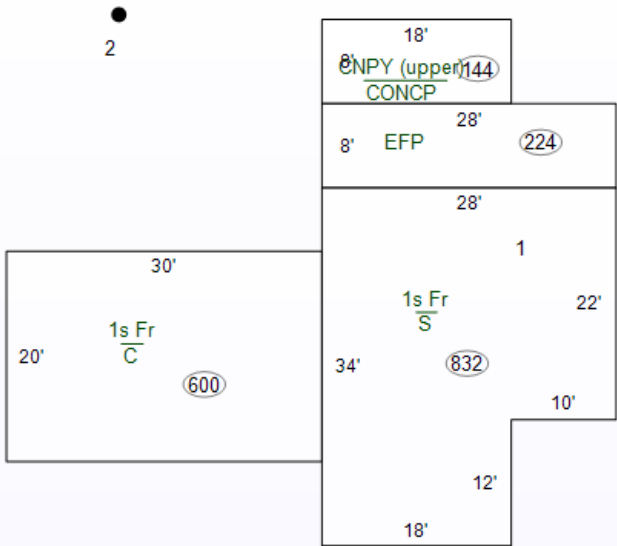
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features		
Description	Area	Value
Patio, Concrete	144	\$1,200
Canopy, Shed Type	144	\$1,300
Porch, Enclosed Frame	224	\$15,000

Specialty Plumbing		
Description	Count	Value



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1432	1432	\$130,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		600	0	\$6,300	
Slab		832	0	\$0	
		Total Base			\$136,800
Adjustments		1 Row Type Adj. x 1.00			\$136,800
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1432	\$4,600
No Elec (-)					\$0
Plumbing (+ / -)			6 – 5 = 1 x \$800		\$800
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$142,200
Sub-Total, 1 Units					
Exterior Features (+)				\$17,500	\$159,700
Garages (+) 0 sqft				\$0	\$159,700
Quality and Design Factor (Grade)					0.90
Location Multiplier					0.85
Replacement Cost					\$122,171

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	Wood Fr	D+2	1940	1940	85	A		0.85		1,432 sqft	\$122,171	50%	\$61,090	55%	100%	1.190	1.000	100.00	0.00	0.00	\$32,700
2: Detached Garage/Boat H	1	Wood Fr	D	1958	1958	67	F	\$46.21	0.85	\$31.42	18'x24'	\$13,575	60%	\$5,430	0%	100%	1.190	1.000	100.00	0.00	0.00	\$6,500
3: Utility Shed	1	SV	D	1958	1958	67	F		0.85		12'x24'		70%		0%	100%	1.190	1.000	100.00	0.00	0.00	\$0