

89-14-01-000-415.000-011

CARR, CHRISTOPHER R & SUS

6300 BETHEL RD

511, 1 Family Dwell - Unplatted (0 to 9.9

FRANKLIN-975069 (007)/97

1/2

General Information

Parcel Number 89-14-01-000-415.000-011
Local Parcel Number 14-01-000-415.000-07

Tax ID: 007-00518-00

Routing Number

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

Year: 2025

Location Information

County WAYNE

Township FRANKLIN TOWNSHIP

District 011 (Local 007) FRANKLIN TOWNSHIP

School Corp 8375 NORTHEASTERN WAYNE

Neighborhood 975069-007 FRANKLIN-975069 (007)

Section/Plat 1401000

Location Address (1) 6300 BETHEL 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 2029

Ownership

CARR, CHRISTOPHER R & SUSAN J
6300 BETHEL RD
FOUNTAIN CITY, IN 47341

Legal

PT SE DIV SE SEC 1-15-1 4.756A

Transfer of Ownership

Date 01/01/1900 Owner CARR, CHRISTOPHE Doc ID Code Book/Page Adj Sale Price V/I

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
1/3/2025 Misc: 2025 GENERAL REVALUATION
8/25/2020 Misc: 2021 GENERAL REVAL



Res

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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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 metrics like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, and Total Value.

Data Source External Only

Collector 10/31/2024 js

Appraiser 01/03/2025 Nexus

Total Value \$32,700

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1734 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
Patio, Concrete	36	\$200
Canopy, Roof Extension	36	\$800
Stoop, Masonry	144	\$3,800

**Plumbing**

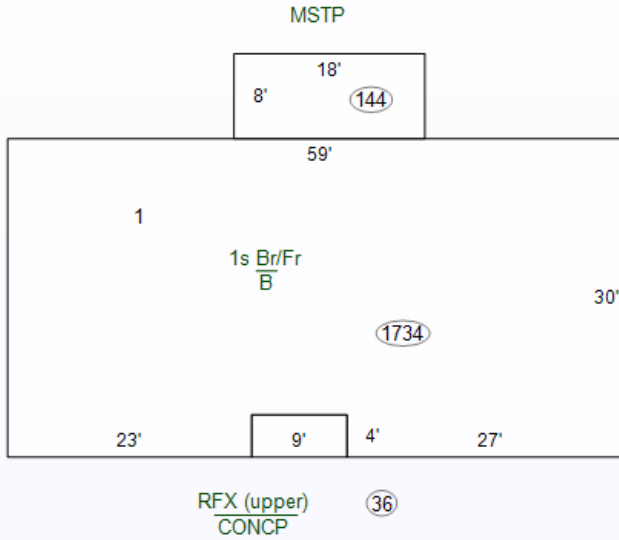
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



Specialty Plumbing		
Description	Count	Value
MSTP	1	144
RFX (upper) CONCP	1	36

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	95	1734	1734	\$161,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1734	0	\$49,800	
Crawl					
Slab					

**Total Base** \$211,400

**Adjustments** 1 Row Type Adj. x 1.00 \$211,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$218,300

**Sub-Total, 1 Units**

Exterior Features (+)	\$4,800	\$223,100
Garages (+) 0 sqft	\$0	\$223,100
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

**Replacement Cost** \$189,635

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	1979	1979	46	A			0.85		3,468 sqft	\$189,635	35%	\$123,260	0%	100%	1.210	1.000	100.00	0.00	0.00	\$149,100
2: Utility Shed	1		C	2006	2006	19	A		\$20.44	0.85	\$17.37	12'x16'	\$3,336	50%	\$1,670	0%	100%	1.210	1.000	100.00	0.00	0.00	\$2,000