

89-14-03-000-307.000-011

ZOOK, NOAH S & ADA K

11585 ARBA PIKE

511, 1 Family Dwell - Unplatted (0 to 9.9

FRANKLIN-975069 (007)/97

1/2

General Information

Parcel Number 89-14-03-000-307.000-011
Local Parcel Number 14-03-000-307.000-07

Tax ID: 007-00182-00

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 1403000

Location Address (1) 11585 ARBA PIKE 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

ZOOK, NOAH S & ADA K
11585 ARBA PIKE
FOUNTAIN CITY, IN 47341

Legal

PT N D SW 3-15-1 2.086A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, W/I. Rows show transactions from 01/01/1900 to 06/20/2016.

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
1/8/2025 Misc: 2025 GENERAL REVALUATION
8/3/2020 Misc: 2021 GENERAL REVAL
11/21/2018 Misc: 2019 NEW CONSTRUCTION: ADD T3AW PER F/C 9/28/18
6/23/2016 : 2017: SPLIT 81.914A AND ALL IMPS EXCEPT GARAGE AND DWELLING TO 007-00182-01 PER INSTR# 2016004902 6/20/16

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show values for years 2022-2025.

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 show data for land types 9, 91, and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (2.09), Actual Frontage (0), Developer Discount, Parcel Acreage (2.09), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.18), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.90), 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 (\$18,900), 91/92 Value (\$3,400), Supp. Page Land Value, CAP 1 Value (\$18,900), CAP 2 Value (\$3,400), CAP 3 Value (\$0), Total Value (\$22,300).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2804 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
Porch, Enclosed Frame	266	\$17,000
Porch, Open Frame	564	\$23,400
Wood Deck	196	\$4,600

Plumbing

	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

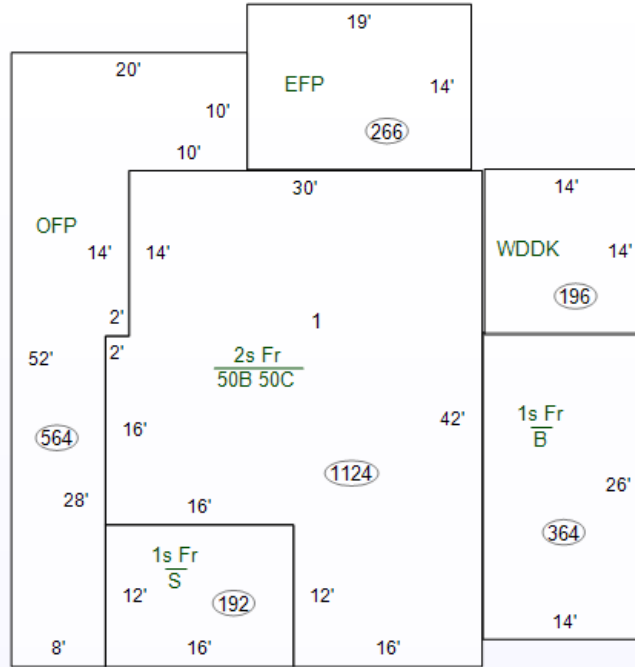
Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

No Heat, Wall

2



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1680	1680	\$145,600	
2	1Fr	1124	1124	\$56,100	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		926	0	\$33,100	
Crawl		562	0	\$6,000	
Slab		192	0	\$0	
Total Base					\$240,800

Adjustments

1 Row Type Adj. x 1.00		\$240,800
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)	1:1680 2:1124	(\$11,300)
A/C (+)		\$0
No Elec (-)	1:1680 2:1124	(\$18,600)
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$214,100

Sub-Total, 1 Units

Exterior Features (+)	\$45,000	\$259,100
Garages (+) 0 sqft	\$0	\$259,100
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85
Replacement Cost		\$198,212

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	2	Wood Fr	D+2	1910	1980	45	A		0.85		3,730 sqft	\$198,212	38%	\$122,890	0%	100%	1.210	1.000	100.00	0.00	0.00	\$148,700
2: Detached Garage/Boat H	1	Wood Fr	C	1982	1982	43	A	\$41.81	0.85	\$35.54	24'x24'	\$20,470	30%	\$14,330	0%	100%	1.210	1.000	100.00	0.00	0.00	\$17,300