

General Information

Parcel Number 89-14-03-000-308.001-011
Local Parcel Number 14-03-000-308.010-07

Tax ID: 007-00183-01

Routing Number

Property Class 101
Cash Grain/General Farm

Year: 2025

Location Information

County WAYNE
Township FRANKLIN TOWNSHIP
District 011 (Local 007)
School Corp 8375
Neighborhood 975069-007
Section/Plat 1403000
Location Address (1) 11347 ARBA PIKE FOUNTAIN CITY, IN 47341

Ownership

BELCHER, JOE C & ANITA J
11347 ARBA PIKE
FOUNTAIN CITY, IN 47341

Legal

SD SW SEC 3-15-1 14.988A

Transfer of Ownership

Date 01/01/1900 Owner BELCHER, JOE C & A Doc ID Code Book/Page Adj Sale Price V/I

Notes

1/8/2025 Misc: 2025 GENERAL REVALUATION
8/21/2020 Misc: 2021 GENEREAL REVAL



Agricultural

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

Table with 7 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)

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

Table with 15 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

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

Data Source External Only

Collector 10/31/2024 js

Appraiser 01/08/2025 Nexus

Land Computations

Table with 2 columns: Description, Value. Includes rows for 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, Total Value \$45,500

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2284 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	63	\$7,800
Porch, Open Frame	210	\$10,100

Plumbing

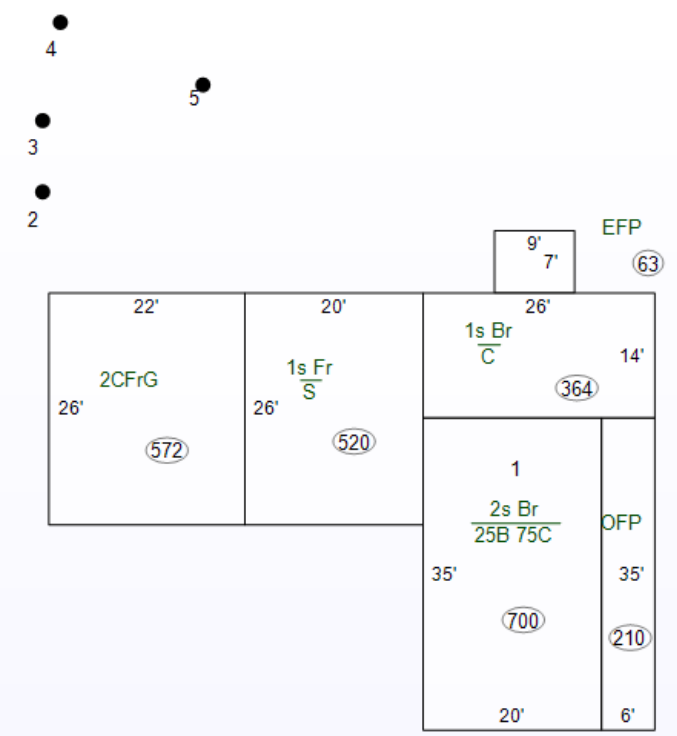
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	94	1584	1584	\$148,500	
2	7	700	700	\$50,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		175	0	\$17,700	
Crawl		889	0	\$7,200	
Slab		520	0	\$0	

Total Base \$224,300

Adjustments 1 Row Type Adj. x 1.00 \$224,300

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 (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$228,800

Sub-Total, 1 Units

Exterior Features (+)	\$17,900	\$246,700
Garages (+) 572 sqft	\$21,400	\$268,100
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.85	
Replacement Cost		\$182,308

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	5/6 Maso	D	1900	1900	125 F		0.85		2,459 sqft	\$182,308	65%	\$63,810	0%	100%	1.210	1.000	100.00	0.00	0.00	\$77,200
2: Lean-to	1	Concrete	C	1999	1999	26 A	\$8.80	0.85		24'x44' x 8'	\$7,899	45%	\$4,340	0%	100%	1.000	1.000	0.00	0.00	100.00	\$4,300
3: Type 3 Barn	1	T3AW	C	1972	1972	53 A	\$18.50	0.85		32' x 44' x 16'	\$18,717	65%	\$6,550	0%	100%	1.000	1.000	100.00	0.00	0.00	\$6,600
4: Type 3 Barn	1	T3AW	C	2005	2005	20 A	\$21.97	0.85		24' x 30' x 10'	\$10,465	40%	\$6,280	0%	100%	1.000	1.000	100.00	0.00	0.00	\$6,300
5: Utility Shed	1	SV	E	2000	2000	25 F		0.85		905 sqft		60%		0%	100%	1.210	1.000	0.00	100.00	0.00	\$0