

89-14-10-000-309.000-011

SOUTHER, ROBERT P & LINDA

10427 ARBA PIKE

101, Cash Grain/General Farm

FRANKLIN-975069 (007)/97 1/4

General Information

Parcel Number 89-14-10-000-309.000-011
Local Parcel Number 14-10-000-309.000-07

Tax ID: 007-00452-00

Routing Number

Property Class 101
Cash Grain/General Farm

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 1410000
Location Address (1) 10427 ARBA PIKE FOUNTAIN CITY, IN 47341

Ownership

SOUTHER, ROBERT P & LINDA L
10427 ARBA PIKE
FOUNTAIN CITY, IN 47341

Legal

PT SW 10-15-1 75A & 62.06A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 07/02/2012 to 01/01/1900.

Notes

1/8/2025 Misc: 2025 GENERAL REVALUATION
8/5/2020 Misc: 2021: GENERAL REVAL
3/12/2019 Misc: 2019 - REMOVE FEED LOT PER STATE GUIDELINE PER COUNTY ASSESSOR 3/12/2019
9/27/2017 Misc: ADD HERITAGE BARN 9/22/17
9/22/2017 Misc: REMOVE WDDK, CHANGE UTIL SHED GRADE TO C, AND OTHER UTIL SHED COND TO FAIR, CHANGE T3 BARN HEIGHT, ADD 1 SIDE ATT TO T2 BARN, MAKE FRAME CORN CRIB VP COND, CHANGE DET GAR TO UTIL SHED PER SALES DISCLOSURE F/C 9/21/17
6/15/2017 Misc: 2018: SPLIT 10A TO #007-00452-02 PER INSTR#2017003049 4/18/17

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

Table with columns: Assessment Year (2025, 2024, 2023, 2022, 2021), 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 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 9-82.

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 columns: Computation Name, Value. Rows include Calculated Acreage (137.06), Actual Frontage (0), Developer Discount, Parcel Acreage (137.06), 81 Legal Drain NV (0.00), 82 Public Roads NV (1.06), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (135.00), Farmland Value (\$312,860), Measured Acreage (135.00), Avg Farmland Value/Acre (2317), Value of Farmland (\$312,790), Classified Total (\$0), Farm / Classified Value (\$312,800), Homesite(s) Value (\$18,900), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$18,900), CAP 2 Value (\$312,800), CAP 3 Value (\$0), Total Value (\$331,700).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 2036 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, Open Frame	150	\$8,300
Porch, Open Frame	72	\$5,300

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	1
Total Rooms	7

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1334	1334	\$125,500	
2				
3				
4				
1/4				
1/2 1Fr	702	702	\$33,100	
3/4				
Attic				
Bsmt	898	0	\$32,600	
Crawl	436	0	\$5,300	
Slab				

Total Base \$196,500

Adjustments 1 Row Type Adj. x 1.00 \$196,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$196,500

Sub-Total, 1 Units

Exterior Features (+)	\$13,600	\$210,100
Garages (+) 0 sqft	\$0	\$210,100
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
Replacement Cost		\$160,727

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 1/2	Wood Fr	D+2	1900	1939	86	A		0.85		2,934 sqft	\$160,727	50%	\$80,360	0%	100%	1.210	1.000	100.00	0.00	0.00	\$97,200
2: Frame Corn Crib	1	Drive Thr	D	1940	1940	85	P	\$21.35	0.85		24' x 36'	\$12,544	80%	\$2,510	75%	100%	1.000	1.000	0.00	0.00	100.00	\$600
3: Frame Corn Crib	1	Free Sta	C	1960	1960	65	VP	\$22.64	0.85		10' x 18'	\$3,464	85%	\$520	75%	100%	1.000	1.000	0.00	0.00	100.00	\$100
4: Lean-to	1	Earth Flo	C	2005	2005	20	A	\$4.69	0.85		14'x48' x 8'	\$2,679	40%	\$1,610	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,600
5: Milk House	1	B	D	1900	1900	125	F	\$52.19	0.85		12'x15'	\$6,388	70%	\$1,920	50%	100%	1.000	1.000	0.00	0.00	100.00	\$1,000
6: Porch- Open frame or equ	1		C	2008	2008	17	A		0.85		10'x20'	\$8,585	16%	\$7,210	0%	100%	1.210	1.000	100.00	0.00	0.00	\$8,700
7: Silo	1	Concrete	D	1900	1900	125	F		0.85		14' x 40'	\$12,036	70%	\$3,610	25%	100%	1.000	1.000	0.00	0.00	100.00	\$2,700
8: Steel Grain Bin	1		C	1970	1970	55	A		0.85		20' x 16'	\$13,746	65%	\$4,810	0%	100%	1.000	1.000	0.00	0.00	100.00	\$4,800
9: Steel Grain Bin	1		C	1960	1960	65	A		0.85		14' x 10'	\$6,306	65%	\$2,210	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,200
10: Steel Grain Bin	1		C	1960	1960	65	A		0.85		14' x 10'	\$6,306	65%	\$2,210	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,200
11: Steel Grain Bin	1		C	2005	2005	20	A		0.85		30' x 20'	\$25,398	50%	\$12,700	0%	100%	1.000	1.000	0.00	0.00	100.00	\$12,700

Total all pages

\$171,600

Total supplemental page

\$37,800

Total this page

\$133,800

Exterior Features			Specialty Plumbing		
Description	Area	Value	Description	Count	Value

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
12: Steel Grain Bin	1		C	2005	2005	20 A		0.85		30' x 20'	\$25,398	50%	\$12,700	0%	100%	1.000	1.000	0.00	0.00	100.00	\$12,700
13: Type 2 Barn HB	1	SV	C	1900	1900	125 F		0.85		30' x 28' x 8'		70%		50%	100%	1.000	1.000	0.00	0.00	100.00	\$3,200
14: Type 2 Barn HB	1	SV	D	1900	1900	125 P		0.85		40' x 40' x 18'		80%		75%	100%	1.000	1.000	0.00	0.00	100.00	\$1,700
15: Type 3 Barn	1	T31SO	C	1960	1960	65 P	\$13.44	0.85		50' x 60' x 10'	\$24,531	80%	\$4,910	0%	100%	1.000	1.000	0.00	100.00	0.00	\$4,900
16: Type 3 Barn	1	T31SO	C	1960	1960	65 F	\$14.25	0.85		48' x 48' x 12'	\$27,394	70%	\$8,220	25%	100%	1.000	1.000	100.00	0.00	0.00	\$6,200
17: Type 3 Barn	1	T31SO	C	2005	2005	20 A	\$17.31	0.85		20' x 48' x 20'	\$15,230	40%	\$9,140	0%	100%	1.000	1.000	100.00	0.00	0.00	\$9,100
18: Utility Shed	1	SV	C	2008	2008	17 A		0.85		10'x20'		50%		0%	100%	1.210	1.000	0.00	100.00	0.00	\$0
19: Utility Shed	1	SV	C	1990	1990	35 F		0.85		9'x11'		70%		0%	100%	1.210	1.000	0.00	100.00	0.00	\$0
20: Utility Shed 02	1	SV	D	1900	1900	125 P		0.85		14'x17'		80%		50%	100%	1.210	1.000	0.00	100.00	0.00	\$0

