

89-14-12-000-213.000-011

General Information

Parcel Number
89-14-12-000-213.000-011

Local Parcel Number
14-12-000-213.000-07

Tax ID:
007-00165-00

Routing Number

Property Class 100
Vacant Land

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
1412000

Location Address (1)
BETHEL RD
FOUNTAIN CITY, IN 47341

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Flood Hazard

Public Utilities
Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed Friday, May 16, 2025

Review Group 2029

DOWNING, DARYL L TRUST 1/3,

Ownership

DOWNING, DARYL L TRUST 1/3, DEN
DOWNING 1/3 & DOUGLAS V DOWNI
1177 THOMAS RD
NEW PARIS, OH 45347

Legal

PT NE SEC 12-15-1 19.65A



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

2025	Assessment Year	2025	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
05/16/2025	As Of Date	05/05/2025	04/22/2025	04/17/2024	04/20/2023	04/22/2022
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	☒	☐	☐	☐	☐
\$32,100	Land	\$32,100	\$36,200	\$34,500	\$28,800	\$22,700
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$32,100	Land Non Res (2)	\$32,100	\$36,200	\$34,500	\$28,800	\$22,700
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$32,100	Total	\$32,100	\$36,200	\$34,500	\$28,800	\$22,700
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$32,100	Total Non Res (2)	\$32,100	\$36,200	\$34,500	\$28,800	\$22,700
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

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
4	A	LEB2	0	0.680000	0.60	\$2,120	\$1,272	\$865	0%	1.0000	0.00	100.00	0.00	\$860
4	A	MXB	0	12.330000	0.79	\$2,120	\$1,675	\$20,653	0%	1.0000	0.00	100.00	0.00	\$20,650
4	A	TS	0	3.390000	1.23	\$2,120	\$2,608	\$8,841	0%	1.0000	0.00	100.00	0.00	\$8,840
5	A	LEB2	0	0.090000	0.60	\$2,120	\$1,272	\$114	-60%	1.0000	0.00	100.00	0.00	\$50
5	A	LXC3	0	0.390000	0.50	\$2,120	\$1,060	\$413	-60%	1.0000	0.00	100.00	0.00	\$170
5	A	MXB	0	0.650000	0.79	\$2,120	\$1,675	\$1,089	-60%	1.0000	0.00	100.00	0.00	\$440
5	A	TS	0	0.360000	1.23	\$2,120	\$2,608	\$939	-60%	1.0000	0.00	100.00	0.00	\$380
6	A	LXC3	0	0.480000	0.50	\$2,120	\$1,060	\$509	-80%	1.0000	0.00	100.00	0.00	\$100
6	A	MXB	0	0.090000	0.79	\$2,120	\$1,675	\$151	-80%	1.0000	0.00	100.00	0.00	\$30
6	A	TS	0	1.090000	1.23	\$2,120	\$2,608	\$2,843	-80%	1.0000	0.00	100.00	0.00	\$570
82	A		0	0.100000	1.00	\$2,120	\$2,120	\$212	-100%	1.0000	0.00	100.00	0.00	\$00

BETHEL RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/30/2013	DOWNING, DARYL L	2013004831 & 483	QC	/		I
01/01/1900	DOWNING, DARYL L,	2013004831 & 483	QC	/		I

100, Vacant Land

FRANKLIN-975069 (007)/97 1/2

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
7/22/2020 Misc: 2021 GENERAL REVAL
6/10/2016 : 2017 GENERAL REVAL PHASE 3

Land Computations

Calculated Acreage	19.65
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	19.65
81 Legal Drain NV	0.00
82 Public Roads NV	0.10
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	19.55
Farmland Value	\$32,090
Measured Acreage	19.55
Avg Farmland Value/Acre	1641
Value of Farmland	\$32,080
Classified Total	\$0
Farm / Classified Value	\$32,100
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$32,100
CAP 3 Value	\$0
Total Value	\$32,100

Data Source External Only

Collector 10/25/2024 js

Appraiser Nexus

