

89-14-12-000-315.000-011

DOWNING, DARYL L TRUST 1/3,

10443 N STATE RD 227

101, Cash Grain/General Farm

FRANKLIN-975069 (007)/97

1/4

General Information

Parcel Number
89-14-12-000-315.000-011
Local Parcel Number
14-12-000-315.000-07

Tax ID:
007-00166-00

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 1412000
Location Address (1) 10443 N STATE RD 227 FOUNTAIN CITY, IN 47341

Ownership

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

Legal

PT SW SEC 12-15-1 10.119A PT SW SEC 12-15-1
151.731A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Contains two rows of ownership transfer data.

Notes

1/10/2025 Misc: 2025 GENERAL REVALUATION
8/13/2020 Misc: 2021: GENERAL REVAL



Agricultural

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and Total.

Land Computations

Table with columns: Description, Value. Includes Calculated Acreage (161.85), Actual Frontage (0), Developer Discount, Parcel Acreage (161.85), 81 Legal Drain NV (0.00), 82 Public Roads NV (1.05), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (159.80), Farmland Value (\$261,060), Measured Acreage (159.80), Avg Farmland Value/Acre (1634), Value of Farmland (\$261,110), Classified Total (\$0), Farm / Classified Value (\$261,100), Homesite(s) Value (\$18,900), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$18,900), CAP 2 Value (\$261,100), CAP 3 Value (\$0), Total Value (\$280,000).

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

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. Contains 12 rows of land data.

Data Source External Only Collector 11/12/2024 js Appraiser 01/10/2025 Nexus

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
6	A	TS	0	6.280000	1.23	\$2,390	\$2,940	\$18,463	-80%	1.0000	0.00	100.00	0.00	\$3,690
71	A	MXB	0	0.450000	0.79	\$2,390	\$1,888	\$850	-40%	1.0000	0.00	100.00	0.00	\$510
72	A	WTR	0	0.890000	0.50	\$2,390	\$1,195	\$1,064	-40%	1.0000	0.00	100.00	0.00	\$640
82	A		0	1.050000	1.00	\$2,390	\$2,390	\$2,510	-100%	1.0000	0.00	100.00	0.00	\$00

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1248 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	70	\$5,300
Porch, Enclosed Frame	60	\$6,300
Porch, Open Frame	128	\$7,500

Plumbing

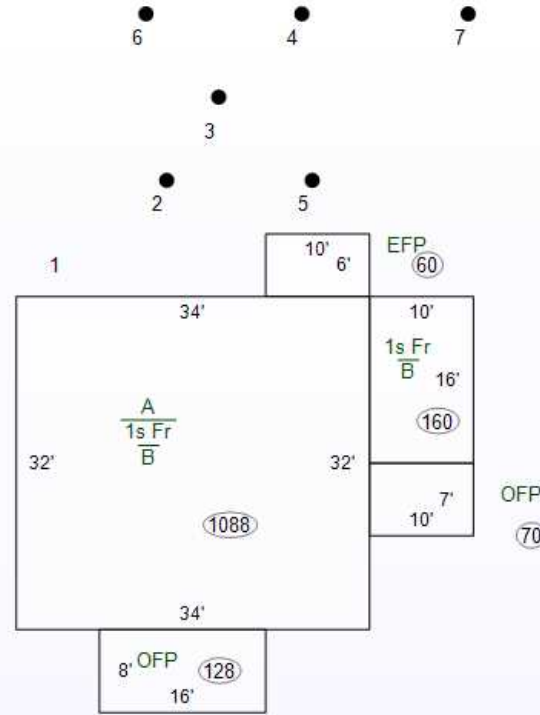
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	6

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1248	1248	\$121,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		1088	0	\$8,800	
Bsmt		1248	0	\$40,400	
Crawl					
Slab					

Total Base \$170,200

Adjustments 1 Row Type Adj. x 1.00 \$170,200

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 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$170,200

Sub-Total, 1 Units

Exterior Features (+)	\$19,100	\$189,300
Garages (+) 0 sqft	\$0	\$189,300
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	
Replacement Cost		\$152,860

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	Wood Fr	C-1	1953	1953	72	A		0.85		3,584 sqft	\$152,860	45%	\$84,070	0%	100%	1.210	1.000	100.00	0.00	0.00	\$101,700
2: Canopy- Shed Type	1		C	1992	1992	33	A		0.85		8'x33'	\$1,785	26%	\$1,320	0%	100%	1.210	1.000	100.00	0.00	0.00	\$1,600
3: Detached Garage/Boat H	1	Pole	C	1992	1992	33	A	\$23.59	0.85	\$20.05	33'x43'	\$28,453	26%	\$21,060	0%	100%	1.210	1.000	100.00	0.00	0.00	\$25,500
4: Detached Garage/Boat H	1	Wood Fr	D	1940	1940	85	A	\$36.00	0.85	\$24.48	24'x36'	\$21,151	50%	\$10,580	0%	100%	1.210	1.000	100.00	0.00	0.00	\$12,800
5: Patio- Concrete- At grade	1		C	1992	1992	33	A		0.85		8'x33'	\$1,700	26%	\$1,260	0%	100%	1.210	1.000	100.00	0.00	0.00	\$1,500
6: Steel Grain Bin	1		C	2001	2001	24	A		0.85		24' x 25'	\$22,591	55%	\$10,170	0%	100%	1.000	1.000	0.00	0.00	100.00	\$10,200
7: Type 3 Barn	1	T3AW	D	1958	1958	67	F	\$17.47	0.85		40' x 44' x 10'	\$15,791	70%	\$4,740	0%	100%	1.000	1.000	100.00	0.00	0.00	\$4,700

