

89-14-12-130-205.000-011

FULLERTON, ALBERT E JR & A

5179 BETHEL RD

511, 1 Family Dwell - Unplatted (0 to 9.9

FRANKLIN-315071 (007)/31

General Information

Parcel Number 89-14-12-130-205.000-011
Local Parcel Number 14-12-130-205.000-07

Tax ID: 007-00152-00

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 315071-007 FRANKLIN-315071 (007)

Section/Plat 1412130

Location Address (1) 5179 BETHEL RD 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

FULLERTON, ALBERT E JR & ARLIN
5179 BETHEL RD
FOUNTAIN CITY, IN 47341

Legal

PT NW D 1 NW SEC 12-15-1 3.20A



Transfer of Ownership

Date 01/01/1900 Owner FULLERTON, ALBER
Doc ID Code Book/Page Adj Sale Price V/I
CO /

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
1/3/2025 Misc: 2025 GENERAL REVALUATION
8/25/2020 Misc: 2021 GENERAL REVAL

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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table with columns for various land metrics like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81-83 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 1-3 Value, and Total Value \$26,200.

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	1
<b>Style</b>	N/A
<b>Finished Area</b>	1408 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Porch, Open Frame	336	\$14,600
Porch, Open Frame	56	\$4,300

**Plumbing**

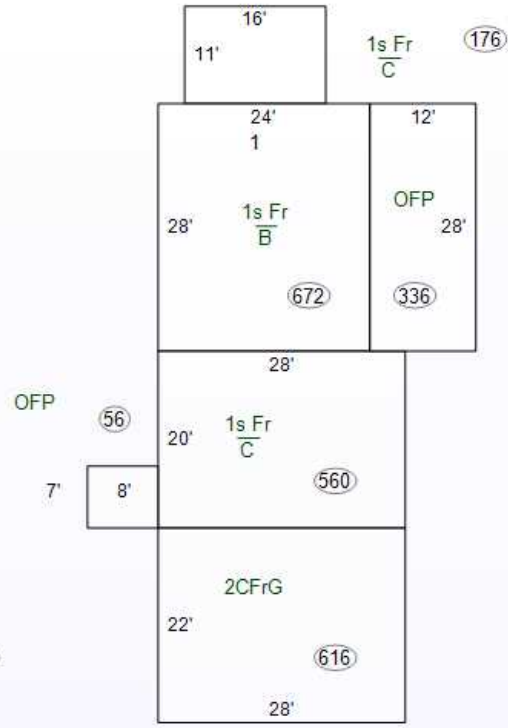
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1408	1408	\$129,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	672	0	\$28,100	
Crawl	736	0	\$6,600	
Slab				

<b>Total Base</b>	\$163,800
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>
<b>Adjustments</b>	\$163,800

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

<b>Sub-Total, One Unit</b>	\$163,800	
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$18,900	\$182,700
Garages (+) 616 sqft	\$24,700	\$207,400
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
<b>Replacement Cost</b>	\$158,661	

**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	D+2	1947	1947	78 A		0.85		2,080 sqft	\$158,661	50%	\$79,330	0%	100%	0.940	1.000	100.00	0.00	0.00	\$74,600
2: Detached Garage/Boat H	1	Wood Fr	C	2014	2014	11 A	\$41.81	0.85	\$35.54	24'x26'	\$25,186	10%	\$22,670	0%	100%	0.940	1.000	100.00	0.00	0.00	\$21,300