

General Information

Parcel Number 89-14-15-000-306.000-011
Local Parcel Number 14-15-000-306.000-07

Tax ID: 007-00368-01

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 1415000
Location Address (1) 2876 MARINE RD FOUNTAIN CITY, IN 47341

Ownership

NICHOLSON, RICHARD W & ESTHER
2876 MARINE RD
FOUNTAIN CITY, IN 47341

Legal

PT SW SEC 15-15-1 80A

Transfer of Ownership

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

Notes

12/13/2024 Misc: 2025 GENERAL REVALUATION
8/25/2020 Misc: 2021 GENERAL 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 Computations

Table with 2 columns: Description, Value. Includes Calculated Acreage (80.00), Actual Frontage (0), Developer Discount, Parcel Acreage (80.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.79), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (78.21), Farmland Value (\$173,860), Measured Acreage (78.21), Avg Farmland Value/Acre (2223), Value of Farmland (\$173,860), Classified Total (\$0), Farm / Classified Value (\$173,900), Homesite(s) Value (\$18,900), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$18,900), CAP 2 Value (\$173,900), CAP 3 Value (\$0), Total Value (\$192,800)

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 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. Contains 12 rows of land data.

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	1 1/2
<b>Style</b>	N/A
<b>Finished Area</b>	2516 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, Enclosed Frame	284	\$17,000
Porch, Open Frame	196	\$10,100
Wood Deck	252	\$5,400

**Plumbing**

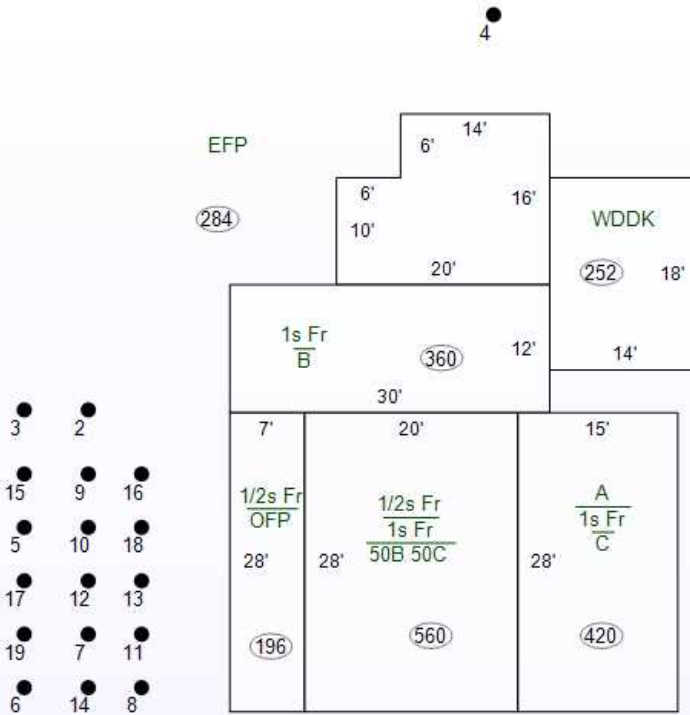
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	6
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	9

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1340	1340	\$126,700	
2					
3					
4					
1/4					
1/2	1Fr	756	756	\$34,700	
3/4					
Attic		420	420	\$12,500	
Bsmt		640	0	\$27,600	
Crawl		700	0	\$6,600	
Slab					

<b>Total Base</b>		\$208,100
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	\$208,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

<b>Sub-Total, One Unit</b>	\$210,500
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**Sub-Total, 1 Units**

Exterior Features (+)	\$32,500	\$243,000
Garages (+) 0 sqft	\$0	\$243,000
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85
<b>Replacement Cost</b>		\$196,223

**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	C-1	1920	1920	105	A		0.85		3,156 sqft	\$196,223	45%	\$107,920	0%	100%	1.210	1.000	100.00	0.00	0.00	\$130,600
2: Confinement Facility, Hog	1	Wood Fr	C	1940	1940	85	A	\$20.03	0.85		28'x80'	\$25,476	65%	\$8,920	0%	100%	1.000	1.000	0.00	0.00	100.00	\$8,900
3: Corn Crib, Frame	1	Free Sta	C	1940	1940	85	A	\$24.13	0.85		26' x26'	\$13,865	65%	\$4,850	0%	100%	1.000	1.000	0.00	0.00	100.00	\$4,900
4: Detached Garage	1	Wood Fr	C	1920	1920	105	A	\$36.00	0.85	\$30.60	22'x40'	\$26,928	45%	\$14,810	0%	100%	1.210	1.000	100.00	0.00	0.00	\$17,900
5: Frame Corn Crib	1	Drive Thr	C	1940	1940	85	A	\$21.16	0.85		26' x36'	\$47,411	65%	\$16,590	25%	100%	1.000	1.000	0.00	0.00	100.00	\$12,400
6: Lean-to	1	SV	C	1950	1950	75	A		0.85		6'x10' x 6'		65%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$100
7: Lean-to	1	Earth Flo	C	1970	1970	55	A	\$4.69	0.85		22'x48' x 8'	\$4,210	65%	\$1,470	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,500
8: Lean-to	1	Earth Flo	C	1970	1970	55	A	\$4.69	0.85		18'x48' x 8'	\$3,444	65%	\$1,210	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,200
9: Milk House	1	D	D	1920	1920	105	A	\$35.14	0.85		14'x17'	\$5,687	65%	\$1,990	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,000
10: Poultry House	1	Wood Fr	D	1920	1920	105	A	\$24.61	0.85		16'x30'	\$8,033	65%	\$2,810	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,800
11: Silo	1	Concrete	C	1950	1950	75	A		0.85		12' x 40'	\$12,495	65%	\$4,370	25%	100%	1.000	1.000	0.00	0.00	100.00	\$3,300

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: Silo	1	Concrete	C	1960	1960	65 A		0.85		20' x 70'	\$36,890	65%	\$12,910	25%	100%	1.000	1.000	0.00	0.00	100.00	\$9,700
13: Steel Grain Bin	1		C	1970	1970	55 A		0.85		17' x 18'	\$11,956	65%	\$4,180	0%	100%	1.000	1.000	0.00	0.00	100.00	\$4,200
14: Steel Grain Bin	1		C	1992	1992	33 A		0.85		27' x 18'	\$21,465	65%	\$7,510	0%	100%	1.000	1.000	0.00	0.00	100.00	\$7,500
15: Type 2 Barn	1		C	1920	1920	105 A	\$29.88	0.85		48' x 76' x 14'	\$87,804	65%	\$30,730	0%	100%	1.000	1.000	0.00	0.00	100.00	\$30,700
16: Type 3 Barn	1	T3AW	C	1950	1950	75 A	\$16.84	0.85		26' x 78' x 8'	\$37,810	65%	\$13,230	0%	100%	1.000	1.000	100.00	0.00	0.00	\$13,200
17: Type 3 Barn	1	T31SO	C	1966	1966	59 A	\$15.06	0.85		30' x 60' x 12'	\$32,264	65%	\$11,290	0%	100%	1.000	1.000	100.00	0.00	0.00	\$11,300
18: Utility Shed	1	SV	D	1930	1930	95 F		0.85		12'x12'		70%		0%	100%	1.210	1.000	0.00	100.00	0.00	\$0
19: Wood Deck- Treated pin	1		C	2005	2005	20 A		0.85		10'x18'	\$3,485	20%	\$2,790	0%	100%	1.210	1.000	100.00	0.00	0.00	\$3,400

