

General Information

Parcel Number 89-14-16-000-411.000-011
Local Parcel Number 14-16-000-411.000-07

Tax ID: 007-00392-00

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 975069-007 FRANKLIN-975069 (007)
Section/Plat 1416000
Location Address (1) 1852 KNOLL 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

FISHER, ABRAM S & REBECCA F
1852 KNOLL RD
FOUNTAIN CITY, IN 47341

Legal

PT SE SEC 16-15-1 6.59A



Transfer of Ownership

Date 01/01/1900 Owner FISHER, ABRAM S & Doc ID Code Book/Page Adj Sale Price V/I

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
12/18/2024 Misc: 2025 GENERAL REVAUATION
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, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and various valuation amounts for Land, Improvement, and Total.

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 computation metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 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 Value, CAP 2 Value, CAP 3 Value, and Total Value.

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	2
<b>Style</b>	N/A
<b>Finished Area</b>	2044 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**

<b>Description</b>	<b>Area</b>	<b>Value</b>
Porch, Open Frame	352	\$15,600

**Plumbing**

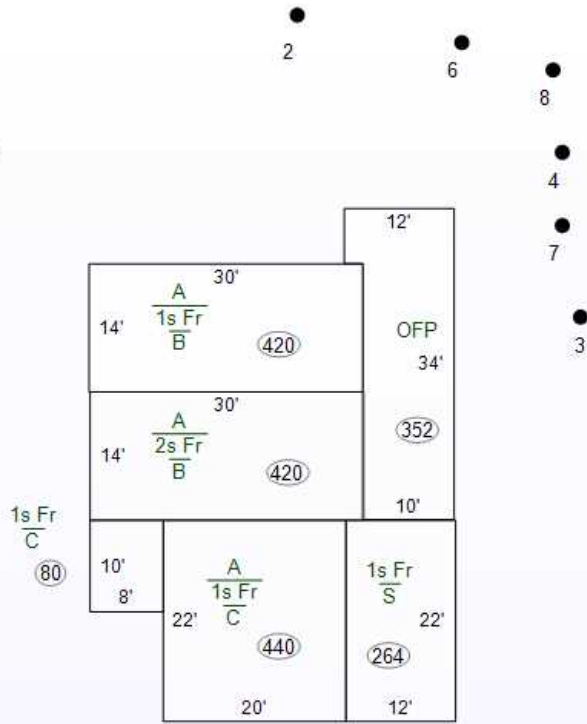
	<b>#</b>	<b>TF</b>
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	2
<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



**Specialty Plumbing**

<b>Description</b>	<b>Count</b>	<b>Value</b>
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**Cost Ladder**

<b>Floor Constr</b>	<b>Base</b>	<b>Finish</b>	<b>Value</b>	<b>Totals</b>
1 1Fr	1624	1624	\$142,100	
2 1Fr	420	420	\$31,100	
3				
4				
1/4				
1/2				
3/4				
Attic	1280	0	\$9,600	
Bsmt	840	0	\$31,600	
Crawl	520	0	\$5,900	
Slab	264	0	\$0	
<b>Total Base</b>			<b>\$220,300</b>	

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>	<b>\$220,300</b>
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	1:2044 2:420 (\$10,600)
A/C (+)	\$0
No Elec (-)	1:2044 2:420 (\$17,300)
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0
<b>Sub-Total, One Unit</b>	<b>\$194,800</b>

**Sub-Total, 1 Units**

Exterior Features (+)	\$15,600	\$210,400
Garages (+) 0 sqft	\$0	\$210,400
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
<b>Replacement Cost</b>	<b>\$160,956</b>	

**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	2	Wood Fr	D+2	1900	1956	69 A		0.85		4,164 sqft	\$160,956	47%	\$85,310	0%	100%	1.210	1.000	100.00	0.00	0.00	\$103,200
2: Lean-to	1	Earth Flo	C	1900	1900	125 A	\$4.69	0.85		10'x21' x 8'	\$837	65%	\$290	0%	100%	1.000	1.000	0.00	0.00	100.00	\$300
3: Lean-to	1	Concrete	C	1900	1900	125 A	\$8.80	0.85		10'x21' x 8'	\$1,571	65%	\$550	0%	100%	1.000	1.000	0.00	0.00	100.00	\$600
4: Type 2 Barn	2		C	2010	2010	15 A	\$60.86	0.85		34' x 40' x 16'	\$63,302	30%	\$44,310	0%	100%	1.000	1.000	0.00	0.00	100.00	\$44,300
5: Type 3 Barn	1	T3AW	C	2004	2004	21 A	\$13.39	0.85		50' x 99' x 12'	\$55,303	40%	\$33,180	0%	100%	1.210	1.000	100.00	0.00	0.00	\$40,100
6: Type 3 Barn	1	T3AW	D	2006	2006	19 A	\$17.39	0.85		32' x 56' x 8'	\$24,196	35%	\$15,730	0%	100%	1.210	1.000	100.00	0.00	0.00	\$19,000
7: Utility Shed	1	SV	D	2004	2004	21 A		0.85		12'x20'		55%		0%	100%	1.210	1.000	0.00	100.00	0.00	\$0
8: Utility Shed	1	SV	D	1900	1900	125 A		0.85		12'x21'		65%		0%	100%	1.210	1.000	0.00	100.00	0.00	\$0