

General Information		Ownership		Transfer of Ownership							Notes	
Parcel Number	89-14-21-000-206.000-011	EATON, DENNIS	1051 E WALLACE RD	Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I	12/18/2024 Misc: 2025 GENERAL REVAUATION
Local Parcel Number	14-21-000-206.000-07	FOUNTAIN CITY, IN 47341		01/01/1900	EATON, DENNIS		CO		/			8/25/2020 Misc: 2021 GENERAL REVAL

Tax ID:	007-00173-00
Routing Number	
Legal	
NE SEC 21-15-1 53.50A	

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	1421000
Location Address (1)	1672 E FOUNTAIN CITY PIKE FOUNTAIN CITY, IN 47341

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	☒	☐	☐	☐	☐
\$137,600	Land	\$137,600	\$152,700	\$144,000	\$121,300	\$99,000
\$18,900	Land Res (1)	\$18,900	\$18,900	\$16,400	\$15,000	\$15,000
\$118,700	Land Non Res (2)	\$118,700	\$133,800	\$127,600	\$106,300	\$84,000
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$97,300	Improvement	\$97,300	\$97,300	\$86,700	\$80,600	\$84,000
\$95,700	Imp Res (1)	\$95,700	\$95,700	\$85,000	\$67,300	\$67,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$1,600	Imp Non Res (3)	\$1,600	\$1,600	\$1,700	\$13,300	\$17,000
\$234,900	Total	\$234,900	\$250,000	\$230,700	\$201,900	\$183,000
\$114,600	Total Res (1)	\$114,600	\$114,600	\$101,400	\$82,300	\$82,000
\$118,700	Total Non Res (2)	\$118,700	\$133,800	\$127,600	\$106,300	\$84,000
\$1,600	Total Non Res (3)	\$1,600	\$1,600	\$1,700	\$13,300	\$17,000
Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')						

Land Computations	
Calculated Acreage	53.50
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	53.50
81 Legal Drain NV	0.00
82 Public Roads NV	0.38
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	52.12
Farmland Value	\$118,670
Measured Acreage	52.12
Avg Farmland Value/Acre	2277
Value of Farmland	\$118,680
Classified Total	\$0
Farm / Classified Value	\$118,700
Homesite(s) Value	\$18,900
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$18,900
CAP 2 Value	\$118,700
CAP 3 Value	\$0
Total Value	\$137,600

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
9	A		0	1.000000	1.00	\$18,900	\$18,900	\$18,900	0%	1.0000	100.00	0.00	0.00	\$18,900
4	A	CEB2	0	1.120000	0.77	\$2,120	\$1,632	\$1,828	0%	1.0000	0.00	100.00	0.00	\$1,830
4	A	CRA	0	13.050000	1.02	\$2,120	\$2,162	\$28,214	0%	1.0000	0.00	100.00	0.00	\$28,210
4	A	CRB	0	5.060000	0.89	\$2,120	\$1,887	\$9,548	0%	1.0000	0.00	100.00	0.00	\$9,550
4	A	TR	0	27.980000	1.28	\$2,120	\$2,714	\$75,938	0%	1.0000	0.00	100.00	0.00	\$75,940
6	A	CRA	0	0.560000	1.02	\$2,120	\$2,162	\$1,211	-80%	1.0000	0.00	100.00	0.00	\$240
6	A	CRB	0	0.020000	0.89	\$2,120	\$1,887	\$38	-80%	1.0000	0.00	100.00	0.00	\$10
6	A	TR	0	3.680000	1.28	\$2,120	\$2,714	\$9,988	-80%	1.0000	0.00	100.00	0.00	\$2,000
71	A	CRA	0	0.510000	1.02	\$2,120	\$2,162	\$1,103	-40%	1.0000	0.00	100.00	0.00	\$660
71	A	TR	0	0.140000	1.28	\$2,120	\$2,714	\$380	-40%	1.0000	0.00	100.00	0.00	\$230
82	A		0	0.380000	1.00	\$2,120	\$2,120	\$806	-100%	1.0000	0.00	100.00	0.00	\$00

Zoning	ZO01 Residential
Subdivision	
Lot	
Market Model	N/A
Characteristics	
Topography	Flood Hazard
Level	☐
Public Utilities	ERA
Electricity	☐
Streets or Roads	TIF
Paved	☐
Neighborhood Life Cycle Stage	
Static	
Printed	Friday, May 16, 2025
Review Group	2029
Data Source	External Only
Collector	10/28/2024 js
Appraiser	12/18/2024 Nexus

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1 1/2

Style

N/A

Finished Area

1974 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☒ Slab

☒ Carpet

☒ Sub & Joist

☒ Unfinished

☐ Wood

☐ Other

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 Masonry

128

\$8,000

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

3

Living Rooms

1

Dining Rooms

1

Family Rooms

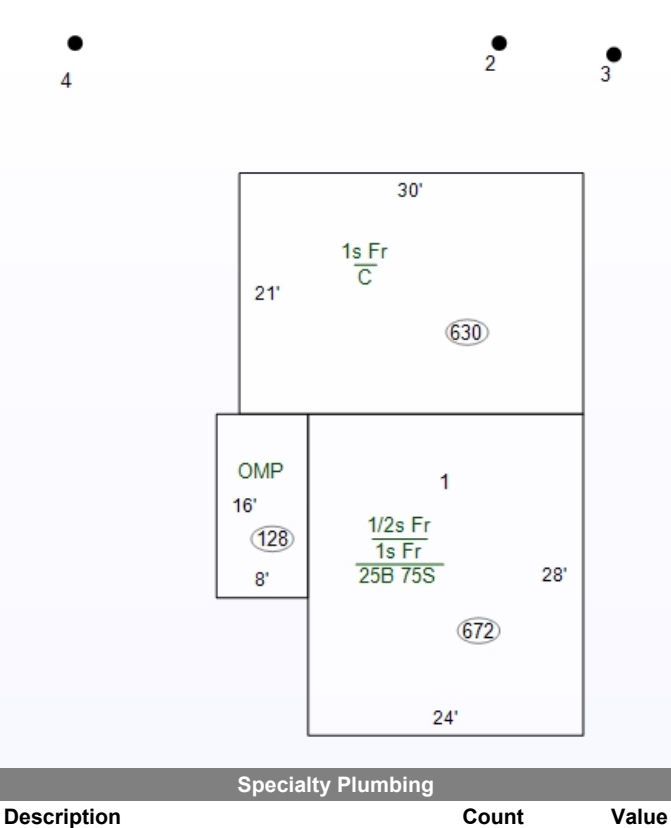
0

Total Rooms

7

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1302	1302	\$124,300	
2					
3					
4					
1/4					
1/2	1Fr	672	672	\$32,200	
3/4					
Attic					
Bsmt		168	0	\$17,700	
Crawl		630	0	\$6,400	
Slab		504	0	\$0	
Total Base					\$180,600
Adjustments		1 Row Type Adj. x 1.00			\$180,600
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)			MS:1 MO:1		\$4,500
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					\$185,100
Sub-Total, 1 Units					
Exterior Features (+)				\$8,000	\$193,100
Garages (+) 0 sqft				\$0	\$193,100
Quality and Design Factor (Grade)					0.85
Location Multiplier					0.85
Replacement Cost					\$139,515

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	D+1	1930	1930	95 A		0.85		2,142 sqft	\$139,515	50%	\$69,760	0%	100%	1.210	1.000	100.00	0.00	0.00	\$84,400
2: Barn, Pole (T3)	1	T3AW	C	2016	2016	9 A	\$21.61	0.85		24' x 32' x 14'	\$14,108	20%	\$11,290	0%	100%	1.000	1.000	100.00	0.00	0.00	\$11,300
3: Lean-To	1	Earth Flo	C	2016	2016	9 A	\$4.69	0.85		14'x32' x 8'	\$1,786	20%	\$1,430	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,400
4: Type 2 Barn	1		D	1930	1930	95 VP	\$39.54	0.85		30' x 36' x 14'	\$22,989	85%	\$3,450	95%	100%	1.000	1.000	0.00	0.00	100.00	\$200