

89-14-21-000-412.000-011

General Information

Parcel Number  
89-14-21-000-412.000-011

Local Parcel Number  
14-21-000-412.008-07

Tax ID:  
007-00410-00

Routing Number

Property Class 540  
Mobile or Manufactured Home - Plat

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)  
8430 ARBA PIKE  
FOUNTAIN CITY, IN 47341

Zoning  
ZO01 Residential

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA  
Electricity

Streets or Roads TIF  
Paved

Neighborhood Life Cycle Stage  
Static

Printed Friday, May 16, 2025

Review Group 2029

PRICE, MICHAEL D & PAMELA J

Ownership

PRICE, MICHAEL D & PAMELA J  
8430 ARBA PIKE  
FOUNTAIN CITY, IN 47341

Legal

LOT 1 FILMAN SUB DIV

8430 ARBA PIKE

Transfer of Ownership

| Date       | Owner              | Doc ID     | Code | Book/Page | Adj Sale Price | V/I |
|------------|--------------------|------------|------|-----------|----------------|-----|
| 07/26/2016 | PRICE, MICHAEL D & | 2016005865 | AR   | /         |                | I   |
| 05/05/2016 | PRICE, MICHAEL D & | 2016003563 | WD   | /         | \$122,500      | V   |
| 01/01/1900 | GRIFFIN, HOWARD L  | 2016003563 | WD   | /         | \$122,500      | I   |

540, Mobile or Manufactured Home - Pla

FRANKLIN-975069 (007)/97 1/2

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION  
1/8/2025 Misc: 2025 GENERAL REVALUATION  
8/20/2020 Misc: 2021 GENEREAL REVAL



Res

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     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| \$28,200         | Land                | \$28,200                            | \$28,200                 | \$24,500                 | \$22,300                 | \$22,300                 |
| \$18,900         | Land Res (1)        | \$18,900                            | \$18,900                 | \$16,400                 | \$15,000                 | \$15,000                 |
| \$9,300          | Land Non Res (2)    | \$9,300                             | \$9,300                  | \$8,100                  | \$0                      | \$0                      |
| \$0              | Land Non Res (3)    | \$0                                 | \$0                      | \$0                      | \$7,300                  | \$7,300                  |
| \$114,500        | Improvement         | \$114,500                           | \$114,500                | \$97,900                 | \$89,800                 | \$90,600                 |
| \$114,500        | Imp Res (1)         | \$114,500                           | \$114,500                | \$97,900                 | \$89,800                 | \$90,600                 |
| \$0              | Imp Non Res (2)     | \$0                                 | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Imp Non Res (3)     | \$0                                 | \$0                      | \$0                      | \$0                      | \$0                      |
| \$142,700        | Total               | \$142,700                           | \$142,700                | \$122,400                | \$112,100                | \$112,900                |
| \$133,400        | Total Res (1)       | \$133,400                           | \$133,400                | \$114,300                | \$104,800                | \$105,600                |
| \$9,300          | Total Non Res (2)   | \$9,300                             | \$9,300                  | \$8,100                  | \$0                      | \$0                      |
| \$0              | Total Non Res (3)   | \$0                                 | \$0                      | \$0                      | \$7,300                  | \$7,300                  |

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    |
|-----------|----------------|---------|------------|----------|--------|----------|-----------|------------|---------|---------------|--------|--------|-------|----------|
| 9         | A              |         | 0          | 1.000000 | 1.00   | \$18,900 | \$18,900  | \$18,900   | 0%      | 1.0000        | 100.00 | 0.00   | 0.00  | \$18,900 |
| 91        | A              |         | 0          | 2.442000 | 1.00   | \$3,800  | \$3,800   | \$9,280    | 0%      | 1.0000        | 0.00   | 100.00 | 0.00  | \$9,280  |
| 82        | A              | GE      | 0          | 0.137000 | 1.02   | \$2,120  | \$2,162   | \$296      | -100%   | 1.0000        | 0.00   | 100.00 | 0.00  | \$00     |

Land Computations

|                         |                          |
|-------------------------|--------------------------|
| Calculated Acreage      | 3.58                     |
| Actual Frontage         | 0                        |
| Developer Discount      | <input type="checkbox"/> |
| Parcel Acreage          | 3.58                     |
| 81 Legal Drain NV       | 0.00                     |
| 82 Public Roads NV      | 0.14                     |
| 83 UT Towers NV         | 0.00                     |
| 9 Homesite              | 1.00                     |
| 91/92 Acres             | 2.44                     |
| Total Acres Farmland    | 0.00                     |
| Farmland Value          | \$0                      |
| Measured Acreage        | 0.00                     |
| Avg Farmland Value/Acre | 0.0                      |
| Value of Farmland       | \$0                      |
| Classified Total        | \$0                      |
| Farm / Classified Value | \$0                      |
| Homesite(s) Value       | \$18,900                 |
| 91/92 Value             | \$9,300                  |
| Supp. Page Land Value   |                          |
| CAP 1 Value             | \$18,900                 |
| CAP 2 Value             | \$9,300                  |
| CAP 3 Value             | \$0                      |
| Total Value             | \$28,200                 |

General Information

Occupancy

Single-Family

Description

MH W / B

Story Height

1

Style

N/A

Finished Area

1976 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☒ Unfinished

☐ Other

Plumbing

#

TF

Full Bath

3

9

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

5

11

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

0

Family Rooms

0

Total Rooms

5

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

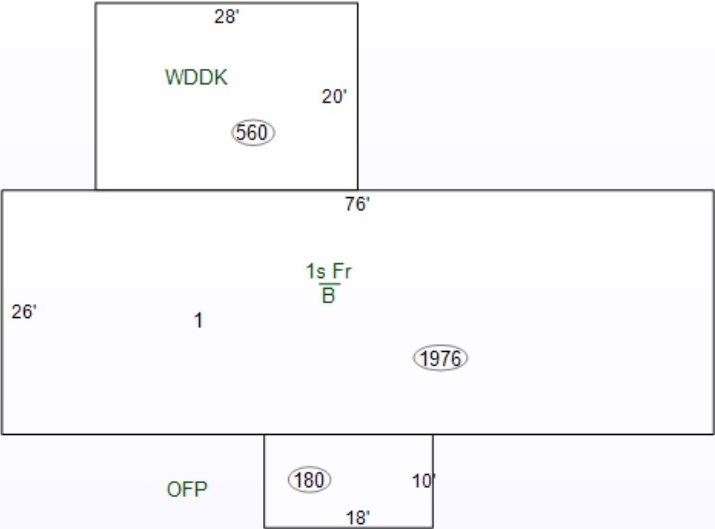
☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

| Exterior Features |      |          |
|-------------------|------|----------|
| Description       | Area | Value    |
| Wood Deck         | 560  | \$11,300 |
| Porch, Open Frame | 180  | \$9,200  |



| Specialty Plumbing |       |       |
|--------------------|-------|-------|
| Description        | Count | Value |

| Cost Ladder                       |                        |                     |        |           |           |
|-----------------------------------|------------------------|---------------------|--------|-----------|-----------|
| Floor                             | Constr                 | Base                | Finish | Value     | Totals    |
| 1                                 | 1Fr                    | 1976                | 1976   | \$165,000 |           |
| 2                                 |                        |                     |        |           |           |
| 3                                 |                        |                     |        |           |           |
| 4                                 |                        |                     |        |           |           |
| 1/4                               |                        |                     |        |           |           |
| 1/2                               |                        |                     |        |           |           |
| 3/4                               |                        |                     |        |           |           |
| Attic                             |                        |                     |        |           |           |
| Bsmt                              |                        | 1976                | 0      | \$54,700  |           |
| Crawl                             |                        |                     |        |           |           |
| Slab                              |                        |                     |        |           |           |
|                                   |                        | Total Base          |        |           | \$219,700 |
| Adjustments                       | 1 Row Type Adj. x 1.00 |                     |        |           | \$219,700 |
| Unfin Int (-)                     |                        |                     |        |           | \$0       |
| Ex Liv Units (+)                  |                        |                     |        |           | \$0       |
| Rec Room (+)                      |                        |                     |        |           | \$0       |
| Loft (+)                          |                        |                     |        |           | \$0       |
| Fireplace (+)                     |                        |                     |        |           | \$0       |
| No Heating (-)                    |                        |                     |        |           | \$0       |
| A/C (+)                           |                        | 1:1976              |        |           | \$5,800   |
| No Elec (-)                       |                        |                     |        |           | \$0       |
| Plumbing (+ / -)                  |                        | 11 – 5 = 6 x \$800  |        |           | \$4,800   |
| Spec Plumb (+)                    |                        |                     |        |           | \$0       |
| Elevator (+)                      |                        |                     |        |           | \$0       |
|                                   |                        | Sub-Total, One Unit |        |           | \$230,300 |
|                                   |                        | Sub-Total, 1 Units  |        |           |           |
| Exterior Features (+)             |                        | \$20,500            |        |           | \$250,800 |
| Garages (+) 0 sqft                |                        | \$0                 |        |           | \$250,800 |
| Quality and Design Factor (Grade) |                        |                     |        |           | 0.60      |
| Location Multiplier               |                        |                     |        |           | 0.85      |
| Replacement Cost                  |                        |                     |        |           | \$127,908 |

| Summary of Improvements |              |             |       |            |          |         |        |    |           |      |          |            |           |          |               |         |      |       |       |        |       |
|-------------------------|--------------|-------------|-------|------------|----------|---------|--------|----|-----------|------|----------|------------|-----------|----------|---------------|---------|------|-------|-------|--------|-------|
| Description             | Story Height | Constr Type | Grade | Year Built | Eff Year | Eff Age | Co Age | nd | Base Rate | LCM  | Adj Rate | Size       | RCN       | Norm Dep | Remain. Value | Abn Obs | PC   | Nbhd  | Mrkt  | Cap 1  | Cap 2 |
| 1: MH W / B             | 1            | Wood Fr     | E+2   | 2002       | 2002     | 23      | A      |    |           | 0.85 |          | 3,952 sqft | \$127,908 | 26%      | \$94,650      | 0%      | 100% | 1.210 | 1.000 | 100.00 | 0.00  |