

89-14-21-000-412.004-011

General Information

Parcel Number
89-14-21-000-412.004-011

Local Parcel Number
14-21-000-412.040-07

Tax ID:
007-00410-04

Routing Number

Property Class 100
Vacant Land

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

Location Address (1)
E FOUNTAIN CITY 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

EATON, DENNIS & BARBARA

Ownership

EATON, DENNIS & BARBARA
1051 E WALLACE RD
FOUNTAIN CITY, IN 47341

Legal

PT SE SEC 21-15-1 26.000A



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	☒	☐	☐	☐	☐
\$48,200	Land	\$48,200	\$54,300	\$51,800	\$43,100	\$34,100
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$48,200	Land Non Res (2)	\$48,200	\$54,300	\$51,800	\$43,100	\$34,100
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$48,200	Total	\$48,200	\$54,300	\$51,800	\$43,100	\$34,100
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$48,200	Total Non Res (2)	\$48,200	\$54,300	\$51,800	\$43,100	\$34,100
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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
4	A	CRA	0	11.700000	1.02	\$2,120	\$2,162	\$25,295	0%	1.0000	0.00	100.00	0.00	\$25,300
4	A	TR	0	7.290000	1.28	\$2,120	\$2,714	\$19,785	0%	1.0000	0.00	100.00	0.00	\$19,790
5	A	TR	0	0.170000	1.28	\$2,120	\$2,714	\$461	-60%	1.0000	0.00	100.00	0.00	\$180
6	A	CRA	0	5.890000	1.02	\$2,120	\$2,162	\$12,734	-80%	1.0000	0.00	100.00	0.00	\$2,550
6	A	TR	0	0.600000	1.28	\$2,120	\$2,714	\$1,628	-80%	1.0000	0.00	100.00	0.00	\$330
82	A		0	0.350000	1.00	\$2,120	\$2,120	\$742	-100%	1.0000	0.00	100.00	0.00	\$00

E FOUNTAIN CITY PIKE

Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price V/I
01/01/1900 EATON, DENNIS & B CO /

100, Vacant Land

FRANKLIN-975069 (007)/97 1/2

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
7/22/2020 Misc: 2021 GENERAL REVAL
6/10/2016 : 2017 GENERAL REVAL PHASE 3

Land Computations

Calculated Acreage	26.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	26.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.35
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	25.65
Farmland Value	\$48,150
Measured Acreage	25.65
Avg Farmland Value/Acre	1877
Value of Farmland	\$48,150
Classified Total	\$0
Farm / Classified Value	\$48,200
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$48,200
CAP 3 Value	\$0
Total Value	\$48,200

