

89-14-21-000-414.004-011

General Information

Parcel Number
89-14-21-000-414.004-011

Local Parcel Number
14-21-000-414.048-07

Tax ID:
007-00537-04

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)
1744 E WHITEWATER RD
FOUNTAIN CITY, IN 47341

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

GUENTHER, JAMES M & ROSET

Ownership

GUENTHER, JAMES M & ROSETTA
1744 E WHITEWATER RD
FOUNTAIN CITY, IN 47341

Legal

LOT 2 RENYER ESTATES SEC 1



1744 E WHITEWATER RD

Transfer of Ownership

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

540, Mobile or Manufactured Home - Pla

FRANKLIN-975069 (007)/97 1/2

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
1/3/2025 Misc: 2025 GENERAL REVALUATION
8/5/2020 Misc: 2021: GENERAL 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	☒	☐	☐	☐	☐
\$21,000	Land	\$21,000	\$21,000	\$18,200	\$16,700	\$16,700
\$18,900	Land Res (1)	\$18,900	\$18,900	\$16,400	\$15,000	\$15,000
\$2,100	Land Non Res (2)	\$2,100	\$2,100	\$1,800	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$1,700	\$1,700
\$82,500	Improvement	\$82,500	\$82,500	\$70,700	\$66,300	\$66,200
\$82,500	Imp Res (1)	\$82,500	\$82,500	\$70,700	\$66,300	\$66,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$103,500	Total	\$103,500	\$103,500	\$88,900	\$83,000	\$82,900
\$101,400	Total Res (1)	\$101,400	\$101,400	\$87,100	\$81,300	\$81,200
\$2,100	Total Non Res (2)	\$2,100	\$2,100	\$1,800	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$1,700	\$1,700

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	0.555000	1.00	\$3,800	\$3,800	\$2,109	0%	1.0000	0.00	100.00	0.00	\$2,110
82	A	GE	0	0.014000	1.02	\$2,120	\$2,162	\$30	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	1.57
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.57
81 Legal Drain NV	0.00
82 Public Roads NV	0.01
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.56
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	\$2,100
Supp. Page Land Value	
CAP 1 Value	\$18,900
CAP 2 Value	\$2,100
CAP 3 Value	\$0
Total Value	\$21,000

General Information

OccupancySingle-Family

DescriptionMH W / C

Story Height1

StyleN/A

Finished Area1586 sqft

Make

Floor Finish

☐ Earth☐ Tile

☐ Slab☒ Carpet

☒ Sub & Joist☐ Unfinished

☐ Wood☐ Other

☐ Parquet

Wall Finish

☒ Plaster/Drywall☐ Unfinished

☐ Paneling☐ Other

☐ Fiberboard

Roofing

☐ Built-Up☐ Metal☒ Asphalt☐ Slate☐ Tile

☐ Wood Shingle☐ Other

Exterior Features

Description	Area	Value
Patio, Concrete	120	\$1,000
Patio, Concrete	372	\$2,700

Plumbing

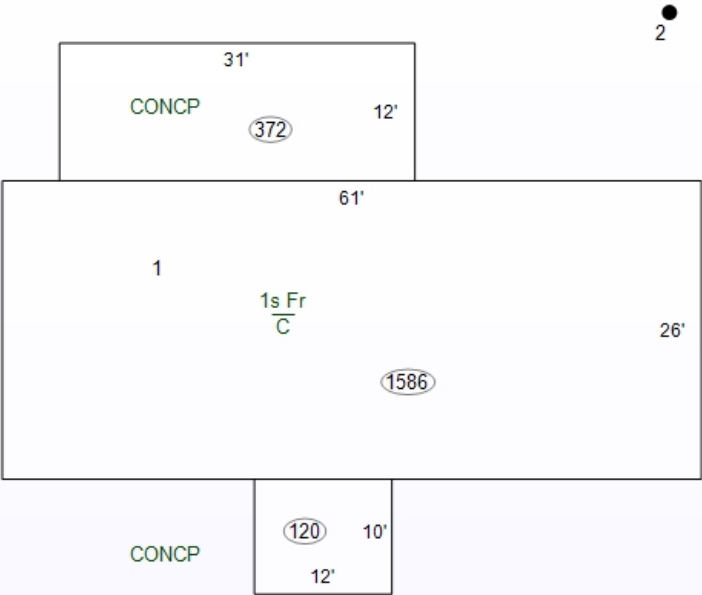
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1586	1586	\$138,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1586	0	\$9,600	
Slab					

	Total Base	\$148,500
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Adjustments	1 Row Type Adj. x 1.00	\$148,500
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1586	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$155,900
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Sub-Total, 1 Units	
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Exterior Features (+)	\$3,700	\$159,600
Garages (+) 0 sqft	\$0	\$159,600
Quality and Design Factor (Grade)	0.60	
Location Multiplier	0.85	
Replacement Cost	\$81,396	

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: MH W / C	1	Wood Fr	E+2	1998	1998	27 A		0.85		1,586 sqft	\$81,396	28%	\$58,610	5%	100%	1.210	1.000	100.00	0.00	0.00	\$67,400
2: Detached Garage	1	Pole	C	2012	2012	13 A	\$29.07	0.85	\$24.71	24'x24'	\$14,233	12%	\$12,520	0%	100%	1.210	1.000	100.00	0.00	0.00	\$15,100