

General Information

Parcel Number 89-14-23-000-208.000-011
Local Parcel Number 14-23-000-208.000-07

Tax ID: 007-00093-00

Routing Number

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 1423000
Location Address (1) 8730 N STATE RD 227 FOUNTAIN CITY, IN 47341

Ownership

BROWN, JAMES & GRETCHEN
8730 N STATE RD 227
FOUNTAIN CITY, IN 47341

Legal

PT NE SEC 23-15-1 6.07A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include transactions from 11/29/2007 and 01/01/1900.

Notes

1/10/2025 Misc: 2025 GENERAL REVALUATION
8/8/2016 : 2017 GENERAL REVAL: PHASE 3



Agricultural

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Table with columns: 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. Rows show land data for parcels 9, 4, and 82.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only

Collector 11/12/2024 js

Appraiser 01/10/2025 Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (6.07), Actual Frontage (0), Developer Discount, Parcel Acreage (6.07), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.40), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (4.67), Farmland Value (\$11,390), Measured Acreage (4.67), Avg Farmland Value/Acre (2439), Value of Farmland (\$11,390), Classified Total (\$0), Farm / Classified Value (\$11,400), Homesite(s) Value (\$18,900), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$18,900), CAP 2 Value (\$11,400), CAP 3 Value (\$0), Total Value (\$30,300).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 3/4
Style N/A
Finished Area 3240 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
Wood Deck	128	\$3,300
Wood Deck	474	\$9,600

Plumbing

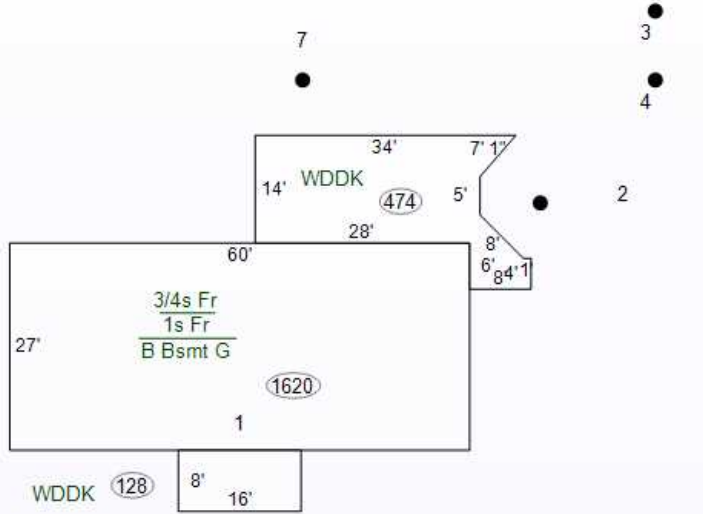
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
Total	7	13

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
Portable Spa	1	\$1,700

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1620	1620	\$142,100	
2					
3					
4					
1/4					
1/2					
3/4	1Fr	1620	1620	\$64,500	
Attic					
Bsmt		1620	0	\$47,600	
Crawl					
Slab					

Total Base \$254,200
Adjustments 1 Row Type Adj. x 1.00 \$254,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	PS:1 PO:1 \$4,700
No Heating (-)	\$0
A/C (+)	1:1620 3/4:1620 \$6,900
No Elec (-)	\$0
Plumbing (+ / -)	13 - 5 = 8 x \$800 \$6,400
Spec Plumb (+)	\$1,700
Elevator (+)	\$0

Sub-Total, One Unit \$273,900

Sub-Total, 1 Units

Exterior Features (+)	\$12,900	\$286,800
Garages (+) 450 sqft	\$4,900	\$291,700
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
Replacement Cost		\$223,151

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 3/4	Wood Fr	D+2	2001	2001	24	A		0.85		4,860 sqft	\$223,151	26%	\$165,130	33%	100%	1.210	1.000	100.00	0.00	0.00	\$133,900
2: Gazebo - Ave Quality	1		C	2016	2016	9	A	\$44.91	0.85	\$38.17	217 sqft	\$8,284	20%	\$6,630	0%	100%	1.210	1.000	100.00	0.00	0.00	\$8,000
3: Type 3 Barn	1	T3AW	C	1993	1993	32	A	\$16.42	0.85		40' x 56' x 16'	\$25,592	50%	\$12,800	0%	100%	1.000	1.000	100.00	0.00	0.00	\$12,800
4: Type 3 Barn	1	T3AW	C	1993	1993	32	A	\$21.39	0.85		20' x 40' x 12'	\$14,061	50%	\$7,030	0%	100%	1.000	1.000	0.00	100.00	0.00	\$7,000
5: Type 3 Barn	1	T3AW	C	1995	1995	30	A	\$20.30	0.85		20' x 49' x 8'	\$15,335	50%	\$7,670	0%	100%	1.000	1.000	100.00	0.00	0.00	\$7,700
6: Type 3 Barn	1	T31SO	C	2010	2010	15	A	\$23.55	0.85		12' x 20' x 14'	\$4,086	30%	\$2,860	0%	100%	1.000	1.000	0.00	100.00	0.00	\$2,900
7: Wood Deck- Treated pine	1		C	2008	2008	17	A		0.85		865 sqft	\$13,940	16%	\$11,710	0%	100%	1.210	1.000	100.00	0.00	0.00	\$14,200