

89-14-23-000-412.000-011

General Information

Parcel Number
89-14-23-000-412.000-011

Local Parcel Number
14-23-000-412.000-07

Tax ID:
007-00214-00

Routing Number

Property Class 511 RENTAL
1 Family Dwell - Unplatted (0 to 9.9

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)
5073 ROELL RD
FOUNTAIN CITY, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Rolling ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Friday, May 16, 2025

Review Group 2029

SHAFFER, STEPHEN D

Ownership

SHAFFER, STEPHEN D
5037 ROELL RD
FOUNTAIN CITY, IN 47341

Legal

PT NE COR SE 23-15-1 1.5A



5073 ROELL RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/07/2024	SHAFFER, STEPHEN	2024003842	WD	/	\$135,000	I
10/03/2013	GREEN, MARVIN RAL	2013008805	QC	/		I
01/01/1900	GREEN, MARVIN RAL	2013008805	QC	/		I

511, 1 Family Dwell - Unplatted (0 to 9.9

FRANKLIN-975069 (007)/97 1/2

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
12/16/2024 Misc: 2025 GENERAL REVALUATION
10/23/2024 Misc: 2025 SALES REVIEW
8/31/2023 SPLIT/COMBINE/ETC: 2024: INSTR#
2023001873 SPLITS 4.00A TO 007-00214-01 03-13-
2023

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	☒	☐	☐	☐	☐
\$19,900	Land	\$19,900	\$19,900	\$17,200	\$17,900	\$17,300
\$18,900	Land Res (1)	\$18,900	\$18,900	\$16,400	\$15,000	\$15,000
\$1,000	Land Non Res (2)	\$1,000	\$1,000	\$800	\$2,900	\$2,300
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$61,800	Improvement	\$61,800	\$61,800	\$43,700	\$40,100	\$39,800
\$61,800	Imp Res (1)	\$61,800	\$61,800	\$43,700	\$40,100	\$39,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$81,700	Total	\$81,700	\$81,700	\$60,900	\$58,000	\$57,100
\$80,700	Total Res (1)	\$80,700	\$80,700	\$60,100	\$55,100	\$54,800
\$1,000	Total Non Res (2)	\$1,000	\$1,000	\$800	\$2,900	\$2,300
\$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
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	0.25	1.00	\$3,800	\$3,800	\$950	0%	1.0000	0.00	100.00	0.00	\$950
82	A	GE	0	0.25	1.02	\$2,120	\$2,162	\$541	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	1.50
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.50
81 Legal Drain NV	0.00
82 Public Roads NV	0.25
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.25
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	\$1,000
Supp. Page Land Value	
CAP 1 Value	\$18,900
CAP 2 Value	\$1,000
CAP 3 Value	\$0
Total Value	\$19,900

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1104 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	210	\$4,600
Porch, Enclosed Frame	72	\$7,800

Plumbing

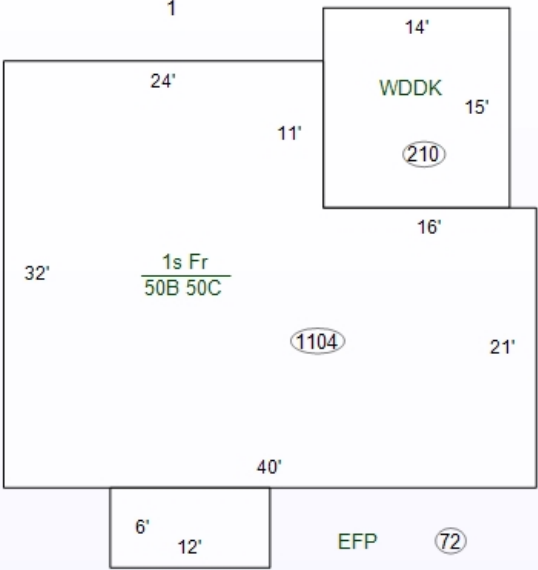
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1104	1104	\$111,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		552	0	\$25,300	
Crawl		552	0	\$6,000	
Slab					

	Total Base	\$142,800
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Adjustments	1 Row Type Adj. x 1.00	\$142,800
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
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	\$142,800
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Sub-Total, 1 Units	
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Exterior Features (+)	\$12,400	\$155,200
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Garages (+) 0 sqft	\$0	\$155,200
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Quality and Design Factor (Grade)	0.85
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Location Multiplier	0.85
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Replacement Cost	\$112,132
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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	Wood Fr	D+1	1940	1985	40 A		0.85		1,656 sqft	\$112,132	34%	\$74,010	40%	100%	1.210	1.000	100.00	0.00	0.00	\$53,700
2: Detached Garage/Boat H	1	Pole	C	1975	1975	50 A	\$25.20	0.85	\$21.42	24'x40'	\$20,563	35%	\$13,370	50%	100%	1.210	1.000	100.00	0.00	0.00	\$8,100