

General Information

Parcel Number 89-14-33-000-104.000-011
Local Parcel Number 14-33-000-104.000-07

Tax ID: 007-00550-00

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 1433000
Location Address (1) ARBA PIKE FOUNTAIN CITY, IN 47341

Ownership

JEFFRIES, TODD R GIFT TRUST 1/2
JACOB M JEFFRIES GIFT TRUST 1/2
3770 WHITE RD SE
WASHINGTON COURT HOUSE, OH 4

Legal

SW 1/4 NW SEC 33-15-1 40.794A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/27/2012 to 01/01/1900.

Notes

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



Agricultural

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and Total.

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.

Zoning

ZO01 Residential

Subdivision

Lot

Market Model

N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage

Static

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only

Collector 10/25/2024 js

Appraiser

Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (40.79), Actual Frontage (0), Developer Discount, Parcel Acreage (40.79), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (40.79), Farmland Value (\$87,620), Measured Acreage (40.79), Avg Farmland Value/Acre (2148), Value of Farmland (\$87,630), Classified Total (\$0), Farm / Classified Value (\$87,600), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$87,600), CAP 3 Value (\$0), Total Value (\$87,600).

