

89-03-20-000-308.000-013

FISHER, ELAM S & SUSIE F

5970 MORGAN CREEK RD

101, Cash Grain/General Farm

GREENE-985073 (008)/9850

1/2

General Information

Parcel Number
89-03-20-000-308.000-013
Local Parcel Number
06-20-000-308.000-08

Tax ID:
008-00509-00

Routing Number

Property Class 101 RENTAL
Cash Grain/General Farm

Year: 2025

Location Information

County
WAYNE

Township
GREENE TOWNSHIP

District 013 (Local 008)
GREENE TOWNSHIP

School Corp 8375
NORTHEASTERN WAYNE

Neighborhood 985073-008
GREENE-985073 (008)

Section/Plat
0620000

Location Address (1)
5970 MORGAN CREEK RD
FOUNTAIN CITY, IN 47393

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 Tuesday, April 29, 2025

Review Group 2028

Ownership

FISHER, ELAM S & SUSIE F
5905 MORGAN CREEK RD
WILLIAMSBURG, IN 47393

Legal

PT E 1/2 SW 20-18-14 10A & 8.98A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates 01/15/2019 and 01/01/1900.

Notes

12/3/2024 SPLIT/COMBINE/ETC: 2025: INSTR# 2024008358 SPLITS 1A OF LAND TO 008-00509-01 ON 12-02-2024



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, Total, and various Res (1, 2, 3) categories.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (18.98), Actual Frontage (0), Developer Discount, Parcel Acreage (18.98), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.68), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (17.30), Farmland Value (\$32,680), Measured Acreage (17.30), Avg Farmland Value/Acre (1889), Value of Farmland (\$32,680), Classified Total (\$0), Farm / Classified Value (\$32,700), Homesite(s) Value (\$17,500), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$17,500), CAP 2 Value (\$32,700), CAP 3 Value (\$0), Total Value (\$50,200).

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

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 include various land parcels with their respective attributes.

Data Source Aerial

Collector 12/02/2024 PLAT

Appraiser 12/03/2024 ts

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1872 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
Porch, Open Frame	224	\$10,900
Porch, Enclosed Frame	264	\$17,000
Stoop, Masonry	72	\$2,700
Wood Deck	120	\$3,300

Plumbing

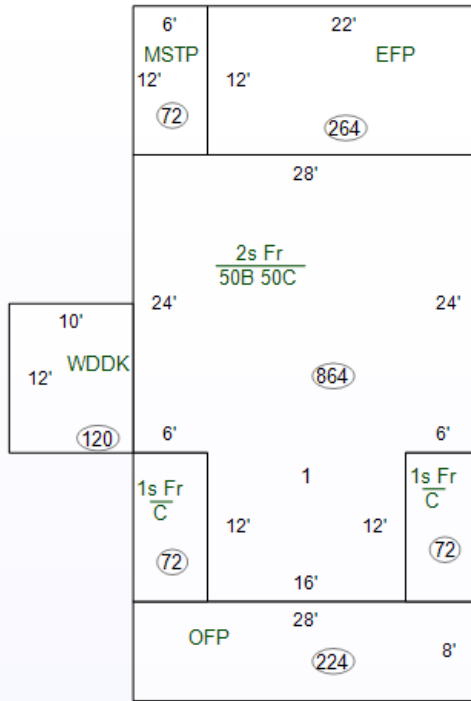
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

No Heat, Wall



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1008	1008	\$105,300	
2	1Fr	864	864	\$47,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		432	0	\$22,100	
Crawl		576	0	\$6,200	
Slab					

Total Base \$181,500

Adjustments 1 Row Type Adj. x 1.00 \$181,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	1:1008 2:864 (\$9,400)
A/C (+)	\$0
No Elec (-)	1:1008 2:864 (\$14,200)
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$157,900

Sub-Total, 1 Units

Exterior Features (+) \$33,900 \$191,800

Garages (+) 0 sqft \$0 \$191,800

Quality and Design Factor (Grade) 0.90

Location Multiplier 0.85

Replacement Cost \$146,727

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	2	Wood Fr	D+2	1920	1960	65	A		0.85		2,304 sqft	\$146,727	47%	\$77,770	0%	100%	1.190	1.000	100.00	0.00	0.00	\$92,500
2: Detached Garage/Boat H	1	Wood Fr	C	2001	2001	24	A	\$36.00	0.85	\$30.60	25'x37'	\$28,305	22%	\$22,080	0%	100%	1.190	1.000	100.00	0.00	0.00	\$26,300
3: Type 3 Barn	1	T3AW	C	1990	1990	35	A	\$19.27	0.85		30' x 40' x 8'	\$17,939	55%	\$8,070	0%	100%	1.000	1.000	100.00	0.00	0.00	\$8,100
4: Utility Shed	1	SV	C	2013	2013	12	A		0.85		12'x32'		35%		0%	100%	1.190	1.000	100.00	0.00	0.00	\$0