

General Information

Parcel Number 89-03-29-000-101.001-013
Local Parcel Number 06-29-000-101.010-08

Tax ID: 008-00259-01

Routing Number

Property Class 101
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 0629000
Location Address (1) 10961 N CENTERVILLE RD WILLIAMSBURG, IN 47393

Ownership

FISHER, JONAS S & MAMIE F
10965 N CENTERVILLE RD
WILLIAMSBURG, IN 47357

Legal

PT NW SEC 29-18-14 48.193A

Transfer of Ownership

Date 01/01/1900 Owner FISHER, JONAS S &
Doc ID Code Book/Page Adj Sale Price V/I CO / I

Notes

6/21/2023 Misc: 2024 GENERAL REVAL



Agricultural

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

Table with 7 columns: Year (2025-2022), Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3)

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

Table with 15 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

Land Computations

Table with 2 columns: Description, Value. Includes Calculated Acreage (48.19), Actual Frontage (0), Developer Discount, Parcel Acreage (48.19), 81 Legal Drain NV (0.00), 82 Public Roads NV (1.64), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (45.55), Farmland Value (\$70,670), Measured Acreage (45.05), Avg Farmland Value/Acre (1569), Value of Farmland (\$71,470), Classified Total (\$0), Farm / Classified Value (\$71,500), Homesite(s) Value (\$17,500), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$17,500), CAP 2 Value (\$71,500), CAP 3 Value (\$4,100), Total Value (\$93,100)

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 06/14/2023 js

Appraiser 06/21/2023 Nexus

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 100', CI 100' X 100')														
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
71	A	CTB	0	0.080000	0.98	\$2,390	\$2,342	\$187	-40%	1.0000	0.00	100.00	0.00	\$110
71	A	GE	0	0.210000	1.02	\$2,390	\$2,438	\$512	-40%	1.0000	0.00	100.00	0.00	\$310
71	A	LEB2	0	1.030000	0.60	\$2,390	\$1,434	\$1,477	-40%	1.0000	0.00	100.00	0.00	\$890
71	A	LXC3	0	0.140000	0.50	\$2,390	\$1,195	\$167	-40%	1.0000	0.00	100.00	0.00	\$100
72	A	WTR	0	0.740000	0.50	\$2,390	\$1,195	\$884	-40%	1.0000	0.00	100.00	0.00	\$530
82	A		0	1.643000	1.00	\$2,390	\$2,390	\$3,927	-100%	1.0000	0.00	100.00	0.00	\$00

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2484 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, Enclosed Frame	192	\$13,800
Porch, Open Frame	180	\$9,200

Plumbing

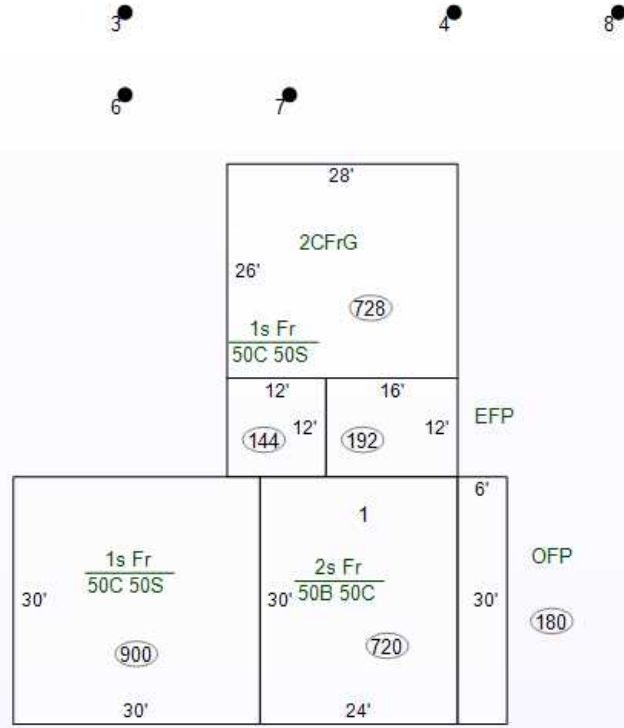
#	TF
Full Bath	1 3
Half Bath	0 0
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	0 0
Total	3 5

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1764	1764	\$152,600	
2	1Fr	720	720	\$43,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		360	0	\$20,700	
Crawl		882	0	\$7,100	
Slab		522	0	\$0	
Total Base				\$223,600	

Adjustments

Adjustment	Value
1 Row Type Adj. x 1.00	\$223,600
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	PS:2 PO:2 \$9,400
No Heating (-)	2:720 1:1314 (\$9,600)
A/C (+)	\$0
No Elec (-)	2:720 1:1314 (\$14,700)
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$208,700
Sub-Total, 1 Units	
Exterior Features (+)	\$23,000 \$231,700
Garages (+) 728 sqft	\$29,000 \$260,700
Quality and Design Factor (Grade)	1.05
Location Multiplier	0.85
Replacement Cost	\$232,675

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	C+1	1949	1949	76	A		0.85		2,844 sqft	\$232,675	45%	\$127,970	0%	100%	1.190	1.000	100.00	0.00	0.00	\$152,300
2: Lean-to	1	Earth Flo	D	1968	1968	57	A	\$5.58	0.85		20'x60' x 10'	\$4,553	65%	\$1,590	25%	100%	1.000	1.000	0.00	0.00	100.00	\$1,200
3: Lean-to	1	Earth Flo	D	1950	1950	75	F	\$5.58	0.85		16'x60' x 10'	\$3,643	70%	\$1,090	50%	100%	1.000	1.000	0.00	0.00	100.00	\$500
4: Type 3 Barn	1	T3AW	C	1974	1974	51	A	\$14.49	0.85		45' x 81' x 12'	\$33,526	65%	\$11,730	0%	100%	1.000	1.000	100.00	0.00	0.00	\$11,700
5: Type 3 Barn	1	T3AW	C	2005	2005	20	F	\$20.20	0.85		20' x 50' x 10'	\$19,345	45%	\$10,640	0%	100%	1.000	1.000	100.00	0.00	0.00	\$10,600
6: Type 3 Barn	1	T31SO	D	1965	1965	60	F	\$22.28	0.85		14' x 22' x 6'	\$3,206	70%	\$960	0%	100%	1.000	1.000	0.00	100.00	0.00	\$1,000
7: Type 3 Barn	1	T3AW	C	1965	1965	60	F	\$16.57	0.85		36' x 60' x 14'	\$24,239	70%	\$7,270	0%	100%	1.000	1.000	0.00	100.00	0.00	\$7,300
8: Utility Shed	1	SV	C	1995	1995	30	F		0.85		8'x10'		65%		0%	100%	1.190	1.000	0.00	100.00	0.00	\$0

General Information

Occupancy	C/I Building	Pre. Use	GCK
Description	Building	Pre. Framing	Pole Frame
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type 1: 1(164')

Heating

A/C

Sprinkler

Plumbing RES/CI

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

Roofing

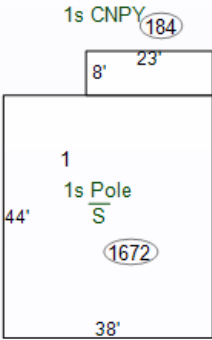
<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

GCK Adjustments

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input checked="" type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

Description	Area	Value
Canopy, Shed Type	184	\$1,400



Floor/Use Computations

Pricing Key	GCK	GCK	GCK
Use	GCK	GCK	GCK
Use Area	120 sqft	1260 sqft	292 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	7.2%	75.4%	17.5%
Eff Perimeter	164'	164'	164'
PAR	10	10	10
# of Units / AC	0 / N	0 / N	0 / N
Avg Unit sz dpth			

Floor	1	1	1
Wall Height	9'	9'	9'

Base Rate \$24.48 \$24.48 \$24.48

Frame Adj \$0.00 \$0.00 \$0.00

Wall Height Adj (\$2.12) (\$1.94) (\$1.70)

Dock Floor \$0.00 \$0.00 \$0.00

Roof Deck \$0.00 \$0.00 \$0.00

Adj Base Rate \$24.48 \$24.48 \$24.48

BPA Factor 1.00 1.00 1.00

Sub Total (rate) \$24.48 \$24.48 \$24.48

Interior Finish \$24.32 \$13.82 \$4.45

Partitions (\$1.92) (\$1.86) \$0.00

Heating (\$4.96) (\$4.96) (\$1.60)

A/C \$0.00 \$0.00 \$0.00

Sprinkler \$0.00 \$0.00 \$0.00

Lighting (\$7.43) \$0.00 \$0.00

Unit Finish/SR \$0.00 \$0.00 \$0.00

GCK Adj. \$0.92 \$0.92 \$0.92

S.F. Price \$33.29 \$30.46 \$26.56

Sub-Total

Unit Cost \$0.00 \$0.00 \$0.00

Elevated Floor \$0.00 \$0.00 \$0.00

Total (Use) \$3,994 \$38,375 \$7,754

Special Features

Description	Value
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Description	Value
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Description	Value
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Description	Value
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Description	Value
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Description	Value
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Description	Value
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Building Computations

Sub-Total (all floors)	\$50,123
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Racquetball/Squash	\$0
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Theater Balcony	\$0
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Plumbing	\$0
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Other Plumbing	\$0
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Special Features	\$0
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Exterior Features	\$1,400
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Garages	\$0
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Fireplaces	\$0
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Sub-Total (building) \$51,523

Quality (Grade)	\$1
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Location Multiplier	0.85
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Repl. Cost New \$43,794

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: Building	1	Pole	C	1973	1973	52 A		0.85		1,672 sqft	\$43,794	80%	\$8,760	0%	100%	1.000 1.000	0.00	0.00	100.00	\$8,800
2: Utility Shed	1	SV	C	2010	2010	15 A		0.85		8'x10'		45%		0%	100%	1.190 1.000	0.00	100.00	0.00	\$0