

General Information

Parcel Number 89-03-32-000-203.000-013
Local Parcel Number 06-32-000-203.000-08

Tax ID: 008-00553-00

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 0632000
Location Address (1) 9708 CENTER RD FOUNTAIN CITY, IN 47341

Ownership

FISHER, SAMUEL S & SADIE
9708 CENTER RD
FOUNTAIN CITY, IN 47341

Legal

PT NE SEC 32-18-14 98.98A

Transfer of Ownership

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

Notes

6/27/2023 Misc: 2024 GENERAL REVALUATION
8/26/2020 Misc: 2021 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), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Assessment Year. Rows include Land, Improvement, and Total values.

Land Computations

Table with 2 columns: Description and Value. Rows include Calculated Acreage (98.98), Actual Frontage (0), Developer Discount, Parcel Acreage (98.98), 81 Legal Drain NV (0.00), 82 Public Roads NV (2.63), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (95.35), Farmland Value (\$159,010), Measured Acreage (95.35), Avg Farmland Value/Acre (1668), Value of Farmland (\$159,040), Classified Total (\$0), Farm / Classified Value (\$159,000), Homesite(s) Value (\$17,500), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$17,500), CAP 2 Value (\$159,000), CAP 3 Value (\$0), Total Value (\$176,500).

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. Rows 1-15 show various land parcels with their respective attributes.

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

Data Source External Only

Collector 06/06/2023 js

Appraiser 06/06/2023 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	EXB3	0	1.420000	0.51	\$2,390	\$1,219	\$1,731	-40%	1.0000	0.00	100.00	0.00	\$1,040
71	A	GE	0	0.780000	1.02	\$2,390	\$2,438	\$1,902	-40%	1.0000	0.00	100.00	0.00	\$1,140
71	A	OCA	0	1.950000	0.94	\$2,390	\$2,247	\$4,382	-40%	1.0000	0.00	100.00	0.00	\$2,630
82	A		0	2.630000	1.00	\$2,390	\$2,390	\$6,286	-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** 2800 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	180	\$9,200
Stoop, Masonry	108	\$3,200

**Plumbing**

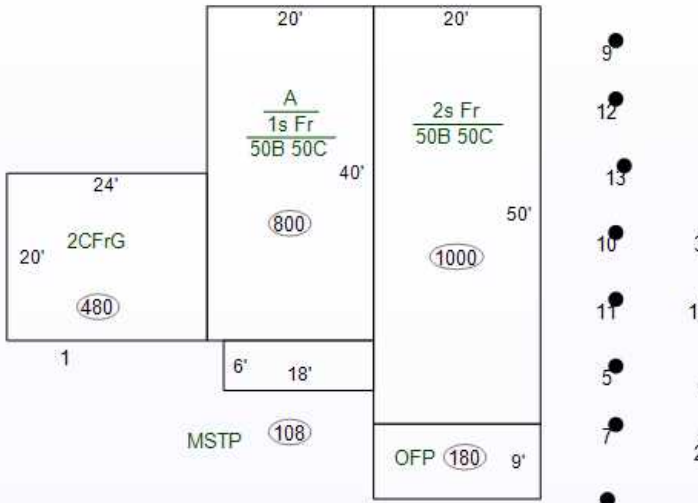
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1800	1800	\$154,300	
2	1Fr	1000	1000	\$52,000	
3					
4					
1/4					
1/2					
3/4					
Attic		800	0	\$7,600	
Bsmt		900	0	\$32,600	
Crawl		900	0	\$7,200	
Slab					

**Total Base** \$253,700

**Adjustments** 1 Row Type Adj. x 1.00 \$253,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)	1:1800 2:1000	(\$11,200)
A/C (+)		\$0
No Elec (-)	1:1800 2:1000	(\$19,600)
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$227,400

**Sub-Total, 1 Units**

Exterior Features (+) \$12,400 \$239,800

Garages (+) 480 sqft \$20,100 \$259,900

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.85

**Replacement Cost** \$187,778

**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+1	1920	1920	105	A		0.85		4,500 sqft	\$187,778	50%	\$93,890	0%	100%	1.190	1.000	100.00	0.00	0.00	\$111,700
2: Canopy- Shed Type	1		C	2010	2010	15	F		0.85		10'x15'	\$1,105	17%	\$920	0%	100%	1.190	1.000	100.00	0.00	0.00	\$1,100
3: Car Shed	1		D	1930	1930	95	F	\$10.10	0.85	\$6.87	18'x20'	\$2,472	70%	\$740	0%	100%	1.190	1.000	0.00	100.00	0.00	\$900
4: Detached Garage/Boat H	1	Wood Fr	D	1940	1940	85	F	\$51.44	0.85	\$34.98	18'x20'	\$12,593	65%	\$4,410	0%	100%	1.190	1.000	0.00	100.00	0.00	\$5,200
5: Frame Corn Crib	1	Drive Thr	D	1920	1920	105	F	\$21.46	0.85		20' x 36'	\$10,507	70%	\$3,150	50%	100%	1.000	1.000	0.00	0.00	100.00	\$1,600
6: Lean-to	1	Earth Flo	D	1940	1940	85	A	\$5.58	0.85		36'x60' x 10'	\$8,196	65%	\$2,870	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,900
7: Poultry House	1	Wood Fr	D	1940	1940	85	A	\$21.96	0.85		20'x40'	\$11,946	65%	\$4,180	90%	100%	1.000	1.000	0.00	0.00	100.00	\$400
8: Slurry Tank, In-Ground	1	Round	C	2011	2011	14	A		0.85		17663 cf	\$26,274	40%	\$15,760	50%	100%	1.000	1.000	0.00	0.00	100.00	\$7,900
9: Type 2 Barn	1		D	1920	1920	105	A	\$39.54	0.85		30' x 36' x 16'	\$29,036	65%	\$10,160	75%	100%	1.000	1.000	0.00	0.00	100.00	\$2,500
10: Type 2 Barn	1		C	1999	1999	26	A	\$32.90	0.85		40' x 60' x 10'	\$61,702	45%	\$33,940	0%	100%	1.000	1.000	0.00	0.00	100.00	\$33,900
11: Type 3 Barn	1	T3AW	C	1999	1999	26	A	\$14.32	0.85		72' x 53' x 14'	\$46,446	45%	\$25,550	0%	100%	1.000	1.000	100.00	0.00	0.00	\$25,600

Exterior Features			Specialty Plumbing		
Description	Area	Value	Description	Count	Value

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
12: Type 3 Barn	1	T30W	D	1930	1930	95 A	\$12.65	0.85		33' x 45' x 10'	\$9,000	65%	\$3,150	60%	100%	1.000	1.000	0.00	100.00	0.00	\$1,300
13: Type 3 Barn	1	T3AW	C	1997	1997	28 A	\$13.87	0.85		40' x 108' x 10'	\$48,947	50%	\$24,470	0%	100%	1.000	1.000	100.00	0.00	0.00	\$24,500
14: Utility Shed	1	SV	C	2000	2000	25 A		0.85		10'x12'		55%		0%	100%	1.190	1.000	0.00	100.00	0.00	\$0
15: Utility Shed	1	SV	E	2010	2010	15 P		0.85		12'x63'		55%		65%	100%	1.190	1.000	0.00	100.00	0.00	\$0