

General Information

Parcel Number 89-03-33-000-103.000-013
Local Parcel Number 06-33-000-103.000-08

Tax ID: 008-00287-00

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 0633000

Location Address (1) 5200 DAVIS MEYERS RD FOUNTAIN CITY, IN 47341

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

Ownership

FISHER, REUBEN P & FANNIE G
5200 DAVIS MEYERS RD
FOUNTAIN CITY, IN 47341

Legal

SS NW SEC 33-18-14 60A



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

Table with columns for Assessment Year (2025, 2024), Reason For Change (WIP, AA), As Of Date (02/19/2025, 04/22/2025, 08/19/2024, 04/17/2024, 04/20/2023), Valuation Method (Indiana Cost Mod, Other (external)), Equalization Factor (1.0000), Notice Required (checkboxes), and various valuation categories like Land, Improvement, Total, etc.

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. Lists various land parcels with their characteristics.

Agricultural

Notes

8/19/2024 Appeal: 2024 APPEAL DECISION

Land Computations

Table with columns: Land Computations (Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value) and values.

Data Source External Only

Collector 05/30/2023 js

Appraiser 05/30/2023 Nexus

Total Value \$101,500

General Information

Occupancy Single-Family
 Description Residential Dwelling
 Story Height 1
 Style N/A
 Finished Area 1230 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 Masonry	144	\$8,800
Wood Deck	60	\$1,700

Plumbing

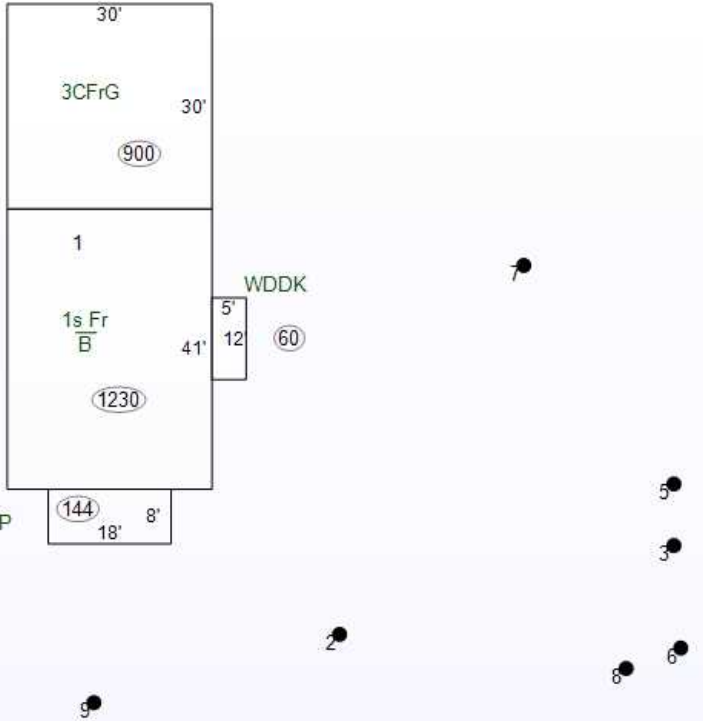
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Other



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1230	1230	\$119,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1230	0	\$39,800	
Crawl					
Slab					

Total Base		\$159,200
Adjustments	1 Row Type Adj. x 1.00	\$159,200
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)	1:1230	(\$7,900)
A/C (+)		\$0
No Elec (-)	1:1230	(\$9,800)
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$141,500
Sub-Total, 1 Units		
Exterior Features (+)	\$10,500	\$152,000
Garages (+) 900 sqft	\$33,600	\$185,600
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85
Replacement Cost		\$141,984

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+2	1920	1950	75	F		0.85		2,460 sqft	\$141,984	65%	\$49,690	0%	100%	1.190	1.000	100.00	0.00	0.00	\$59,100
2x2: 12x24 Pole x 2	1	SV	D	2010	2010	15	F		0.85		12' x 24' x 8'		35%		25%	100%	1.190	1.000	100.00	0.00	0.00	\$200
3: 18x30 Barn	1	T3AW	D	2010	2010	15	F	\$23.66	0.85		18' x 30' x 14'	\$8,687	35%	\$5,650	75%	100%	1.190	1.000	0.00	100.00	0.00	\$1,700
4: 20x30 Lean-to	1	Earth Flo	D	2010	2010	15	F	\$4.69	0.85		20'x30' x 8'	\$1,914	35%	\$1,240	75%	100%	1.000	1.000	0.00	0.00	100.00	\$300
5: 20x38 Lean-To	1	Earth Flo	D	2010	2010	15	F	\$4.69	0.85		20'x38' x 8'	\$2,424	35%	\$1,580	75%	100%	1.190	1.000	0.00	0.00	100.00	\$500
6: 20x90 Lean to	1	Earth Flo	D	2010	2010	15	P	\$4.69	0.85		20'x90' x 8'	\$5,741	40%	\$3,440	25%	100%	1.190	1.000	0.00	0.00	100.00	\$3,100
7: 60x120 Pole	1	T31SO	C	2022	2022	3	A	\$11.07	0.85		60' x 120' x 14'	\$67,732	10%	\$60,960	0%	100%	1.190	1.000	100.00	0.00	0.00	\$72,500
8: Large Cattle Pole	1	T3AW	D	2010	2010	15	F	\$10.44	0.85		13,056 sqft x 10'	\$84,556	35%	\$54,960	75%	100%	1.190	1.000	100.00	0.00	0.00	\$16,400
9: Poultry House	1	SV	D	2013	2013	12	A		0.85		12'x58'		25%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$100