

General Information
Parcel Number
89-03-33-000-311.000-013
Local Parcel Number
06-33-000-311.000-08

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

Table with 7 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Contains two rows of ownership transfer data.

Notes
6/21/2023 Misc: 2024 GENERAL REVALUATION
8/12/2020 Misc: 2021: GENERAL REVAL

Tax ID:
008-00287-02
Routing Number

Legal
PT SW & SE 33-18-14 117.038A

Property Class 101 RENTAL
Cash Grain/General Farm



Agricultural

Year: 2025

Location Information
County WAYNE
Township GREENE TOWNSHIP

Valuation Records (Work In Progress values are not certified values and are subject to change)
Table with 7 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.

District 013 (Local 008)
GREENE TOWNSHIP

School Corp 8375
NORTHEASTERN WAYNE

Neighborhood 985073-008
GREENE-985073 (008)

Section/Plat
0633000

Location Address (1)
5201 DAVIS MEYERS RD
FOUNTAIN CITY, IN 47393

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

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. Contains 10 rows of land data.

Land Computations

Table with 2 columns: Description, Value. Includes Calculated Acreage (117.04), Actual Frontage (0), Developer Discount, Parcel Acreage (117.04), 81 Legal Drain NV (0.00), 82 Public Roads NV (3.03), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (113.01), Farmland Value (\$168,010), Measured Acreage (113.01), Avg Farmland Value/Acre (1487), Value of Farmland (\$168,040), Classified Total (\$0), Farm / Classified Value (\$168,000), Homesite(s) Value (\$17,500), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$17,500), CAP 2 Value (\$168,000), CAP 3 Value (\$0), Total Value (\$185,500).

Data Source External Only Collector 05/30/2023 js Appraiser 05/30/2023 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
5	A	SH	0	23.730000	1.11	\$2,390	\$2,653	\$62,956	-60%	1.0000	0.00	100.00	0.00	\$25,180
5	A	SUB3	0	0.620000	0.77	\$2,390	\$1,840	\$1,141	-60%	1.0000	0.00	100.00	0.00	\$460
5	A	SUC3	0	2.440000	0.68	\$2,390	\$1,625	\$3,965	-60%	1.0000	0.00	100.00	0.00	\$1,590
5	A	SUD3	0	1.180000	0.55	\$2,390	\$1,315	\$1,552	-60%	1.0000	0.00	100.00	0.00	\$620
6	A	SH	0	1.167000	1.11	\$2,390	\$2,653	\$3,096	-80%	1.0000	0.00	100.00	0.00	\$620
71	A	LEB2	0	0.250000	0.60	\$2,390	\$1,434	\$359	-40%	1.0000	0.00	100.00	0.00	\$220
82	A		0	3.031000	1.00	\$2,390	\$2,390	\$7,244	-100%	1.0000	0.00	100.00	0.00	\$00

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1668 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

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

Exterior Features

Description	Area	Value
Patio, Concrete	204	\$1,500
Wood Deck	204	\$4,600
Canopy, Roof Extension	204	\$2,700
Patio, Concrete	64	\$600
Stoop, Masonry	30	\$1,800

Plumbing

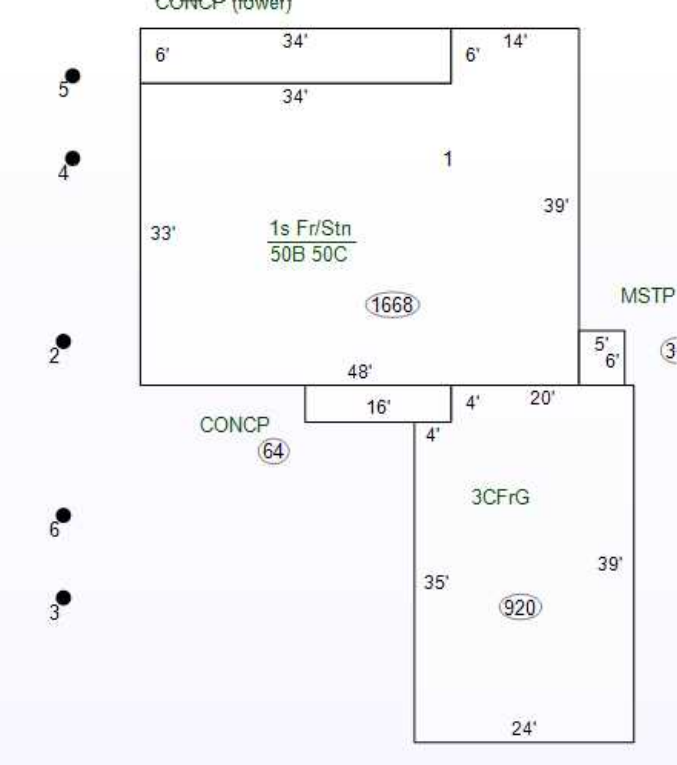
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	6

Heat Type

No Heat, Wall



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1	92	1668	1668	\$150,600
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	834	0		\$31,100
Crawl	834	0		\$6,900
Slab				

Total Base \$188,600

Adjustments 1 Row Type Adj. x 1.00 \$188,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:544	\$6,000
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)	1:1668	(\$9,000)
A/C (+)	1:1668	\$5,200
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$198,500

Sub-Total, 1 Units

Exterior Features (+) \$11,200 \$209,700

Garages (+) 920 sqft \$33,600 \$243,300

Quality and Design Factor (Grade) 1.05

Location Multiplier 0.85

Replacement Cost \$217,145

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	2/6 Maso	C+1	1977	1977	48	A		0.85		2,502 sqft	\$217,145	35%	\$141,140	0%	100%	1.190	1.000	100.00	0.00	0.00	\$168,000
2: Feed Lot	1	C	C	1973	1973	52	A		0.85		32'x109'	\$33,650	65%	\$11,780	0%	100%	1.000	1.000	0.00	0.00	100.00	\$11,800
3: Silo	1	Concrete	C	1973	1973	52	A		0.85		12' x 70'	\$19,890	65%	\$6,960	0%	100%	1.000	1.000	0.00	0.00	100.00	\$7,000
4: Steel Grain Bin	1		C	1976	1976	49	A		0.85		18' x 20'	\$13,860	65%	\$4,850	0%	100%	1.000	1.000	0.00	0.00	100.00	\$4,900
5: Type 3 Barn	1	T31SO	C	1973	1973	52	VP	\$11.33	0.85		72' x 90' x 16'	\$63,180	85%	\$9,480	0%	100%	1.000	1.000	100.00	0.00	0.00	\$9,500
6: Type 3 Barn	1	T3AW	C	1973	1973	52	A	\$21.17	0.85		26' x 32' x 12'	\$14,483	65%	\$5,070	0%	100%	1.000	1.000	100.00	0.00	0.00	\$5,100

