

89-06-24-000-104.000-008

FISHER, SHONJA D & KIMBERL

5963 CARLOS RD

511, 1 Family Dwell - Unplatted (0 to 9.9

CLAY/HARRISON-955063 ( 1/2

General Information

Parcel Number 89-06-24-000-104.000-008
Local Parcel Number 18-24-000-104.000-05

Tax ID: 005-00078-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE
Township CLAY TOWNSHIP
District 008 (Local 005) CLAY TOWNSHIP
School Corp 8305 NETTLE CREEK
Neighborhood 955063-005 CLAY/HARRISON-955063 (005)
Section/Plat 1824000
Location Address (1) 5963 CARLOS RD GREENSFORK, IN 47345

Ownership

FISHER, SHONJA D & KIMBERLY S
5963 CARLOS RD
GREENS FORK, IN 47345

Legal

PT SEC 24-17-13 1.24A

Transfer of Ownership

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

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION
3/7/2025 Misc: 2025 GENERAL REVAUATION
7/17/2020 Misc: 2021 GENERAL REVAL-



Res

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

Table with 7 columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values for years 2023-2025.

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.

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

Land Computations

Table with 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and values.

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1340 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	128	\$10,600
Porch, Open Frame	40	\$4,300
Wood Deck	352	\$7,100

**Plumbing**

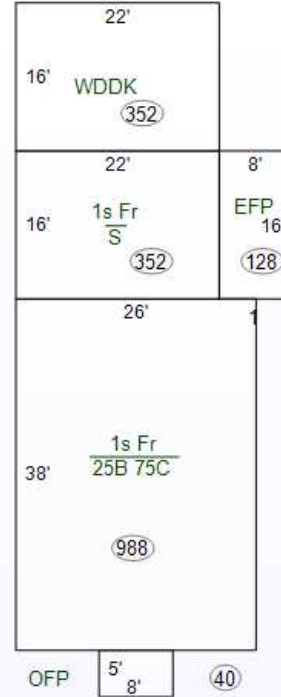
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	1
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1340	1340	\$126,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	247	0	\$19,000	
Crawl	741	0	\$6,700	
Slab	352	0	\$0	
<b>Total Base</b>			\$152,400	

**Adjustments** 1 Row Type Adj. x 1.00 \$152,400

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1340 \$4,400
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$156,800

**Sub-Total, 1 Units**

Exterior Features (+)	\$22,000	\$178,800
Garages (+) 0 sqft	\$0	\$178,800
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
<b>Replacement Cost</b>		\$129,183

**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+1	1962	1962	63 A		0.85		1,587 sqft	\$129,183	47%	\$68,470	0%	100%	1.170	1.000	100.00	0.00	0.00	\$80,100
2: Detached Garage/Boat H	1	Wood Fr	C	1978	1978	47 A	\$44.13	0.85	\$37.51	24'x24'	\$18,980	35%	\$12,340	0%	100%	1.170	1.000	100.00	0.00	0.00	\$14,400