

General Information

Parcel Number 89-08-22-000-205.004-015
Local Parcel Number 24-22-000-205.040-10
Tax ID: 010-00219-04

Routing Number

Property Class 101
Cash Grain/General Farm

Year: 2025

Location Information

County WAYNE
Township JACKSON TOWNSHIP
District 015 (Local 010) JACKSON TOWNSHIP
School Corp 8355 WESTERN WAYNE
Neighborhood 224997-010 JACKSON-224997 (010)
Section/Plat 2422000
Location Address (2) 15519 GOOSE HEAVEN RD CAMBRIDGE CITY, IN 47327

Ownership

FISHER, JOSEPH E & KATIE
15557 GOOSE HEAVEN RD
CAMBRIDGE CITY, IN 47327

Legal

PT NE 22-16-12 7.712A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 04/09/2021 to 01/01/1900.

Notes

12/12/2023 Misc: 2024 GENERAL REVAUATION
6/2/2021 Misc: 2022 SALES REVIEW



Agricultural

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

Table with 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 (1-3) categories.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (7.71), Actual Frontage (0), Developer Discount, Parcel Acreage (7.71), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.22), 83 UT Towers NV (0.00), 9 Homesite (2.00), 91/92 Acres (0.00), Total Acres Farmland (5.49), Farmland Value (\$4,950), Measured Acreage (5.49), Avg Farmland Value/Acre (901), Value of Farmland (\$4,950), Classified Total (\$0), Farm / Classified Value (\$5,000), Homesite(s) Value (\$38,400), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$19,200), CAP 2 Value (\$24,200), CAP 3 Value (\$0), Total Value (\$43,400).

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

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. Rows 1-82.

Zoning

ZO01 Residential

Subdivision

Lot

Market Model

N/A

Characteristics

Topography Flood Hazard

Rolling []

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 11/14/2023 js

Appraiser 12/12/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2 1/2
Style N/A
Finished Area 2964 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	77	\$7,800
Porch, Open Frame	98	\$6,300
Wood Deck	636	\$11,300

Plumbing

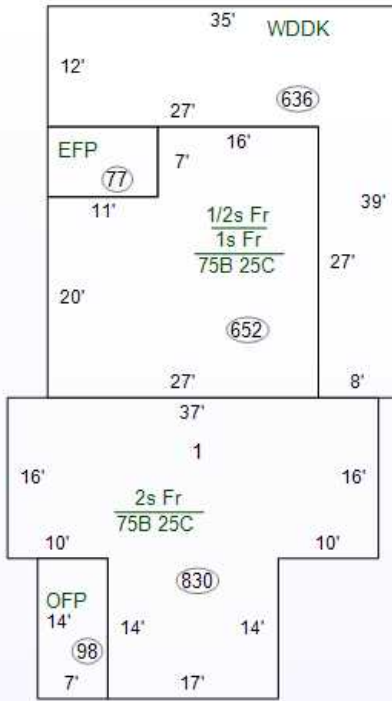
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Description	Count	Value
10	1	
2	1	
6	1	
10	1	
10	1	

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1482	1482	\$133,200	
2	1Fr	830	830	\$46,300	
3					
4					
1/4					
1/2	1Fr	652	652	\$31,400	
3/4					
Attic					
Bsmt		1112	0	\$36,900	
Crawl		370	0	\$4,900	
Slab					

Total Base		\$252,700
Adjustments	1 Row Type Adj. x 1.00	\$252,700
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)	2:830 1:1482 1/2:652	(\$11,100)
A/C (+)		\$0
No Elec (-)	2:830 1:1482 1/2:652	(\$20,700)
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$225,400
Sub-Total, 1 Units		
Exterior Features (+)	\$25,400	\$250,800
Garages (+) 0 sqft	\$0	\$250,800
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85
Replacement Cost		\$191,862

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 1/2	Wood Fr	D+2	1902	1902	123	A		0.85		4,076 sqft	\$191,862	50%	\$95,930	0%	100%	1.180	1.000	100.00	0.00	0.00	\$113,200
2: Barn, Pole (T3)	1	T3AW	C	1997	1997	28	A	\$19.27	0.85		30' x 40' x 8'	\$17,684	50%	\$8,840	0%	100%	1.000	1.000	0.00	100.00	0.00	\$8,800
3: Detached Garage/Boat H	1	Wood Fr	D	1900	1900	125	A	\$41.04	0.85	\$27.91	28'x24'	\$18,754	50%	\$9,380	97%	100%	1.180	1.000	100.00	0.00	0.00	\$300
4: Lean-to	1	Earth Flo	C	1999	1999	26	A	\$4.69	0.85		8'x14' x 8'	\$446	45%	\$250	0%	100%	1.000	1.000	0.00	0.00	100.00	\$300
5: Lean-to	1	Earth Flo	C	1900	1900	125	A	\$5.58	0.85		14'x28' x 10'	\$1,859	65%	\$650	67%	100%	1.000	1.000	0.00	0.00	100.00	\$200
6: Lean-To	1	Earth Flo	C	1997	1997	28	A	\$3.80	0.85		10'x16' x 6'	\$517	50%	\$260	0%	100%	1.000	1.000	0.00	0.00	100.00	\$300
7: Type 2 Barn	1		D	2000	2000	25	A	\$31.74	0.85		36' x 78' x 10'	\$55,748	45%	\$30,660	50%	100%	1.000	1.000	0.00	0.00	100.00	\$15,300
8: Type 3 Barn	1	T3AW	C	1955	1975	50	A	\$20.20	0.85		20' x 50' x 10'	\$16,107	65%	\$5,640	50%	100%	1.000	1.000	0.00	100.00	0.00	\$2,800
9: Type 3 Barn	1	T3AW	D	1997	1997	28	A	\$16.33	0.85		26' x 88' x 18'	\$26,614	50%	\$13,310	0%	100%	1.000	1.000	100.00	0.00	0.00	\$13,300
10: Utility Shed	1	SV	C	2010	2010	15	A		0.85		9'x12'		45%		0%	100%	1.180	1.000	0.00	100.00	0.00	\$0

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1856 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	192	\$10,100

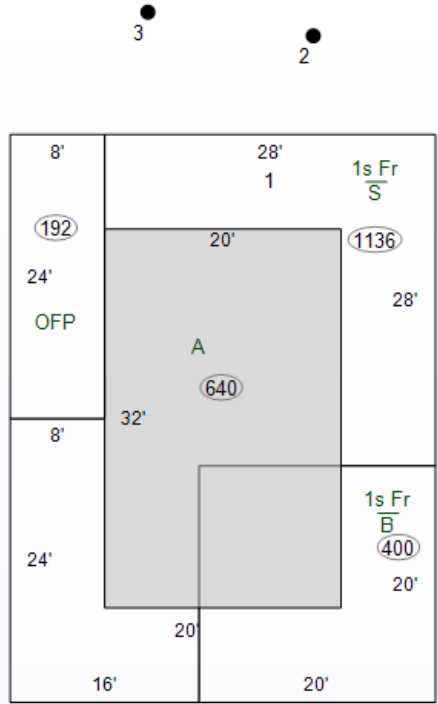
Plumbing

	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1536	1536	\$136,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		640	320	\$12,200	
Bsmt		400	0	\$21,500	
Crawl					
Slab		1136	0	\$0	
				Total Base	\$169,700

Adjustments

Adjustment	Value	Total
1 Row Type Adj. x 1.00		\$169,700
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)	1:1536	(\$8,500)
A/C (+)		\$0
No Elec (-)	1:1536	(\$11,400)
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$152,200

Sub-Total, 1 Units

Exterior Features (+)	\$10,100	\$162,300
Garages (+) 0 sqft	\$0	\$162,300
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85
Replacement Cost		\$124,160

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	2013	2013	12	A		0.85		2,576 sqft	\$124,160	14%	\$106,780	0%	100%	1.180	1.000	100.00	0.00	0.00	\$126,000
2: Barn, Pole (T3) 02	1	T3AW	C	1997	1997	28	A	\$22.65	0.85		20' x 32' x 7'	\$10,653	50%	\$5,330	0%	100%	1.000	1.000	0.00	100.00	0.00	\$5,300
3: Utility Shed	1	SV	C	2013	2013	12	A		0.85		10'x16'		35%		0%	100%	1.180	1.000	0.00	100.00	0.00	\$0

