

89-08-25-230-205.000-018

FISHER, DONALD L & SUSAN K

302 MAIN ST

101, Cash Grain/General Farm

JACKSON-224997 (022)/22

1/2

General Information

Parcel Number 89-08-25-230-205.000-018
Local Parcel Number 24-25-230-205.000-22

Tax ID: 022-00124-00

Routing Number

Property Class 101
Cash Grain/General Farm

Year: 2025

Location Information

County WAYNE
Township JACKSON TOWNSHIP
District 018 (Local 022) EAST GERMANTOWN TOWN
School Corp 8355 WESTERN WAYNE
Neighborhood 224997-022 JACKSON-224997 (022)
Section/Plat 2425230
Location Address (1) 302 MAIN ST
PERSHING, IN 47370

Ownership

FISHER, DONALD L & SUSAN K
PO BOX 192
PERSHING, IN 47370

Legal

PT NE SEC 25-16-12 3.524A

Transfer of Ownership

Date 01/01/1900 Owner FISHER, DONALD L &
Doc ID CO Book/Page Adj Sale Price V/I

Notes

12/4/2023 Misc: 2024 GENERAL REVAL
8/16/2022 Misc: 2022 APPEAL DECISION BASED UPON SITE VISIT



Agricultural

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 Valuation amounts for Land, Improvement, and Total.

Land Computations

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

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

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 All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 11/21/2023 js

Appraiser 12/04/2023 Nexus

Total Value \$21,900

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1 3/4  
**Style** N/A  
**Finished Area** 2240 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	224	\$11,300
Stoop, Masonry	25	\$1,800
Canopy, Shed Type	364	\$2,700
Wood Deck	892	\$16,400
Wood Deck	200	\$4,600

**Plumbing**

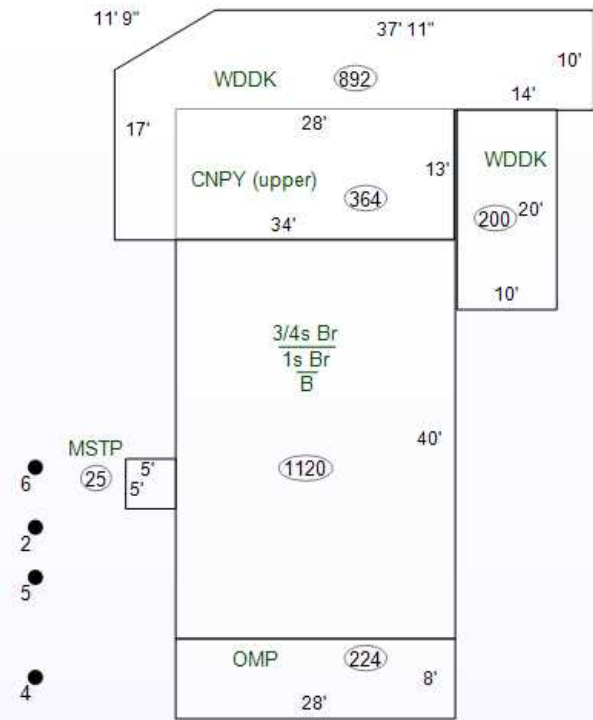
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	7

**Accommodations**

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

**Heat Type**

Hot Water or Steam



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	1120	1120	\$124,300	
2					
3					
4					
1/4					
1/2					
3/4	7	1120	1120	\$56,200	
Attic					
Bsmt		1120	0	\$37,500	
Crawl					
Slab					

<b>Total Base</b>				\$218,000
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>			\$218,000
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)		MS:1 MO:1		\$4,500
No Heating (-)				\$0
A/C (+)				\$0
No Elec (-)				\$0
Plumbing (+ / -)		7 - 5 = 2 x \$800		\$1,600
Spec Plumb (+)				\$0
Elevator (+)				\$0
<b>Sub-Total, One Unit</b>				\$224,100
<b>Sub-Total, 1 Units</b>				
Exterior Features (+)		\$36,800		\$260,900
Garages (+) 0 sqft		\$0		\$260,900
Quality and Design Factor (Grade)				0.90
Location Multiplier				0.85
<b>Replacement Cost</b>				\$199,589

**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 3/4	Brick	D+2	1930	1975	50	F		0.85		3,360 sqft	\$199,589	50%	\$99,790	5%	100%	1.190	1.000	100.00	0.00	0.00	\$112,800
2: Canopy- Shed Type	1		D	1972	1972	53	P		0.85		7'x48'	\$1,632	65%	\$570	95%	100%	1.190	1.000	100.00	0.00	0.00	\$100
3: Car Shed	1		E	2020	2020	5	F	\$34.96	0.85	\$11.89	18'x20'	\$4,279	20%	\$3,420	0%	100%	1.190	1.000	100.00	0.00	0.00	\$4,100
4: Detached Garage/Boat H	1	Brick	C	1930	1930	95	F	\$65.43	0.85	\$55.62	18'x20'	\$20,022	50%	\$10,010	0%	100%	1.190	1.000	0.00	0.00	100.00	\$11,900
5: Type 3 Barn	1	T3AW	C	1994	1994	31	F	\$16.82	0.85		34' x 60' x 10'	\$21,879	55%	\$9,850	50%	100%	1.000	1.000	100.00	0.00	0.00	\$4,900
6: Type 3 Barn	1	T3AW	D	1972	1972	53	P	\$22.36	0.85		14' x 48' x 14'	\$8,566	80%	\$1,710	0%	100%	1.190	1.000	0.00	100.00	0.00	\$2,000