

General Information

Parcel Number 89-06-23-000-203.000-008
Local Parcel Number 18-23-000-203.000-05
Tax ID: 005-00246-00
Routing Number

Ownership

PEGG, DAVID & HEATHER REVOCA
6071 N MINERAL SPRINGS RD
GREENS FORK, IN 47345

Legal

N 1/2 NE SEC 23-17-13 49.19A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/30/2022 to 12/05/2011.

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION
7/29/2020 Misc: 2021 GENERAL REVAL

Property Class 101
Cash Grain/General Farm



Agricultural

Year: 2025

Location Information

County WAYNE
Township CLAY TOWNSHIP
District 008 (Local 005)
School Corp 8305
Neighborhood 955063-005
Section/Plat 1823000
Location Address (1) 6071 N MINERAL SPRINGS RD GREENSFORK, IN 47345

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

Table with columns: 2025, 2024, 2023, 2022. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and Total.

Zoning

ZO01 Residential

Subdivision

Lot

Market Model

N/A

Characteristics

Topography Rolling
Public Utilities Electricity
Streets or Roads Paved
Neighborhood Life Cycle Stage Static

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. Rows 1-82.

Land Computations

Table with columns: Description, Value. Rows include 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.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1820 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
Stoop, Masonry	54	\$2,300
Canopy, Shed Type	54	\$500
Porch, Open Frame	184	\$9,200
Patio, Concrete	90	\$800
Wood Deck	84	\$2,300

Plumbing

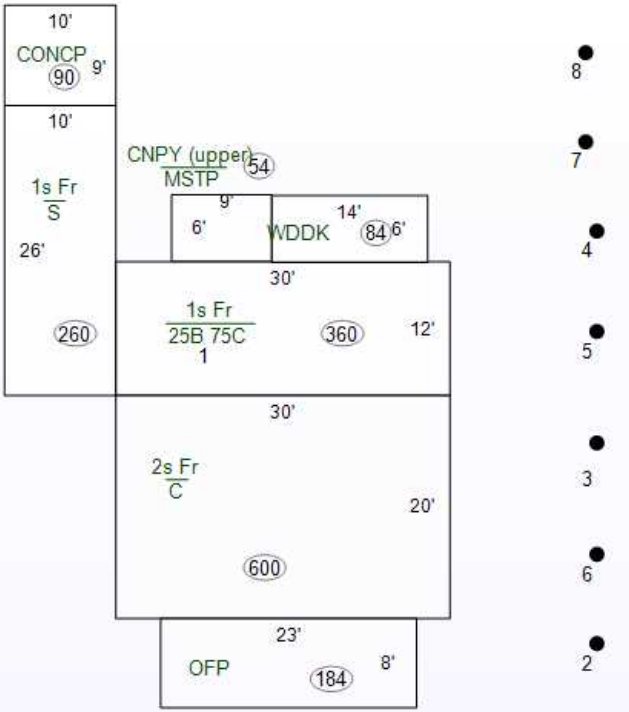
TF
Full Bath 1 3
Half Bath 1 2
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 0 0
Total 4 7

Accommodations

Bedrooms 3
Living Rooms 1
Dining Rooms 1
Family Rooms 1
Total Rooms 7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
CONCP 9"	1	90
1s Fr S	1	260
WDDK 84 6"	1	360
2s Fr C	1	600
OFF 184	1	184

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1220	1220	\$119,400	
2 1Fr	600	600	\$39,400	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	90	0	\$16,400	
Crawl	870	0	\$7,100	
Slab	260	0	\$0	
Total Base				\$182,300

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
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

Sub-Total, One Unit		\$188,400
Sub-Total, 1 Units		
Exterior Features (+)	\$15,100	\$203,500
Garages (+) 0 sqft	\$0	\$203,500
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85
Replacement Cost		\$155,678

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	Wood Fr	D+2	1900	1900	125 A		0.85		1,910 sqft	\$155,678	50%	\$77,840	0%	100%	1.170	1.000	100.00	0.00	0.00	\$91,100
2: Detached Garage/Boat H	1	Wood Fr	D	1920	1920	105 A	\$55.64	0.85	\$37.84	14'x20'	\$10,594	50%	\$5,300	0%	100%	1.170	1.000	100.00	0.00	0.00	\$6,200
3: Feed Lot	1	C	C	1972	1972	53 A		0.85		286 sqft	\$5,972	65%	\$2,090	0%	100%	1.170	1.000	0.00	0.00	100.00	\$2,400
4: Type 3 Barn	1	T3AW	C	1972	1972	53 A	\$14.30	0.85		40' x 96' x 8'	\$43,833	65%	\$15,340	0%	100%	1.170	1.000	100.00	0.00	0.00	\$17,900
5: Type 3 Barn	1	T3AW	C	2013	2013	12 A	\$11.32	0.85		68' x 140' x 16'	\$90,999	25%	\$68,250	0%	100%	1.170	1.000	100.00	0.00	0.00	\$79,900
6: Utility Shed	1	D	D	1900	1900	125 P	\$23.66	0.85	\$16.09	9'x11'	\$1,593	80%	\$320	0%	100%	1.170	1.000	0.00	100.00	0.00	\$400
7: Veal Confinement Facility	1	C	C	1972	1972	53 A	\$16.95	0.85		24'x60'	\$15,630	65%	\$5,470	0%	100%	1.170	1.000	0.00	0.00	100.00	\$6,400
8: Veal Confinement Facility	1	C	C	1972	1972	53 A	\$15.42	0.85		28'x72'	\$19,261	65%	\$6,740	0%	100%	1.170	1.000	0.00	0.00	100.00	\$7,900