

General Information

Parcel Number
89-06-25-000-205.000-008

Local Parcel Number
18-25-000-205.000-05

Tax ID:
005-00359-00

Routing Number

Property Class 100
Vacant Land

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

Location Address (1)
WEBSTER RD
GREENS FORK, IN 47345

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Flood Hazard

Public Utilities
Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed Friday, May 16, 2025

Review Group 2029

Ownership

JOINER, CHERYL K REVOCABLE LIV
C/O FIRST BANK RICHMOND TAX DE
PO BOX 937
RICHMOND, IN 47375

Legal

E 1/2 NE SEC 25-17-13 80A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/27/2020	JOINER, CHERYL K R	2020001645	QC	/		I
08/16/2019	JOINER, CHERYL K	2019006412	WD	/		I
01/01/1900	JOINER, THOMAS H		CO	/		I

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION
3/7/2025 Misc: 2025 GENERAL REVAUATION
7/22/2020 Misc: 2021 GENERAL REVAL
5/12/2016 : 2017 GENERAL REVAL PHASE 3



Agricultural

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

2025	Assessment Year	2025	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
05/16/2025	As Of Date	05/15/2025	04/22/2025	04/17/2024	04/20/2023	04/22/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☒	☐	☐	☐	☐
\$154,900	Land	\$154,900	\$174,600	\$166,600	\$138,800	\$109,600
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$154,900	Land Non Res (2)	\$154,900	\$174,600	\$166,600	\$138,800	\$109,600
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$154,900	Total	\$154,900	\$174,600	\$166,600	\$138,800	\$109,600
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$154,900	Total Non Res (2)	\$154,900	\$174,600	\$166,600	\$138,800	\$109,600
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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
4	A	CRA	0	23.050000	1.02	\$2,120	\$2,162	\$49,834	0%	1.0000	0.00	100.00	0.00	\$49,830
4	A	MNB	0	34.830000	0.89	\$2,120	\$1,887	\$65,724	0%	1.0000	0.00	100.00	0.00	\$65,720
4	A	SUC3	0	6.620000	0.68	\$2,120	\$1,442	\$9,546	0%	1.0000	0.00	100.00	0.00	\$9,550
4	A	TR	0	9.810000	1.28	\$2,120	\$2,714	\$26,624	0%	1.0000	0.00	100.00	0.00	\$26,620
5	A	CRA	0	0.530000	1.02	\$2,120	\$2,162	\$1,146	-60%	1.0000	0.00	100.00	0.00	\$460
5	A	MNB	0	0.960000	0.89	\$2,120	\$1,887	\$1,812	-60%	1.0000	0.00	100.00	0.00	\$720
5	A	SUC3	0	2.520000	0.68	\$2,120	\$1,442	\$3,634	-60%	1.0000	0.00	100.00	0.00	\$1,450
5	A	TR	0	0.360000	1.28	\$2,120	\$2,714	\$977	-60%	1.0000	0.00	100.00	0.00	\$390
6	A	SUC3	0	0.560000	0.68	\$2,120	\$1,442	\$808	-80%	1.0000	0.00	100.00	0.00	\$160
82	A		0	0.760000	1.00	\$2,120	\$2,120	\$1,611	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	80.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	80.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.76
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	79.24
Farmland Value	\$154,900
Measured Acreage	79.24
Avg Farmland Value/Acre	1955
Value of Farmland	\$154,910
Classified Total	\$0
Farm / Classified Value	\$154,900
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$154,900
CAP 3 Value	\$0
Total Value	\$154,900

