

89-06-26-340-102.000-009

REDD, BILLIE JOYCE & AMAND

311 S WATER ST

511, 1 Family Dwell - Unplatted (0 to 9.9

CLAY-255065 (025)/255065- 1/2

General Information

Parcel Number 89-06-26-340-102.000-009
Local Parcel Number 18-26-340-102.000-25

Tax ID: 025-00231-00

Routing Number

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

Year: 2025

Location Information

County WAYNE

Township CLAY TOWNSHIP

District 009 (Local 025) GREENS FORK TOWN

School Corp 8305 NETTLE CREEK

Neighborhood 255065-025 CLAY-255065 (025)

Section/Plat 1826340

Location Address (1) 311 S WATER ST GREENSFORK, IN 47345

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

Review Group 2029

Ownership

REDD, BILLIE JOYCE & AMANDA KA PO BOX 9 GREENS FORK, IN 47345

Legal

PT SW SEC 26-17-13 0.413A PT SW SEC 26-17-13 0.052A



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 2025, 2024, and 2023.

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.

Transfer of Ownership

Table with 7 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I.

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION
3/7/2025 Misc: 2025 GENERAL REVAUATION
6/17/2024 CYCLICAL: 2025 GENERAL REVAL

Land Computations

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

Data Source External Only

Collector 03/01/2024 js

Appraiser

Nexus

Total Value \$3,900

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1 1/2
Style	N/A
Finished Area	1217 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Porch, Open Frame	75	\$5,300
Wood Deck	192	\$4,600
Patio, Concrete	240	\$1,900
Patio, Concrete	140	\$1,200

Plumbing

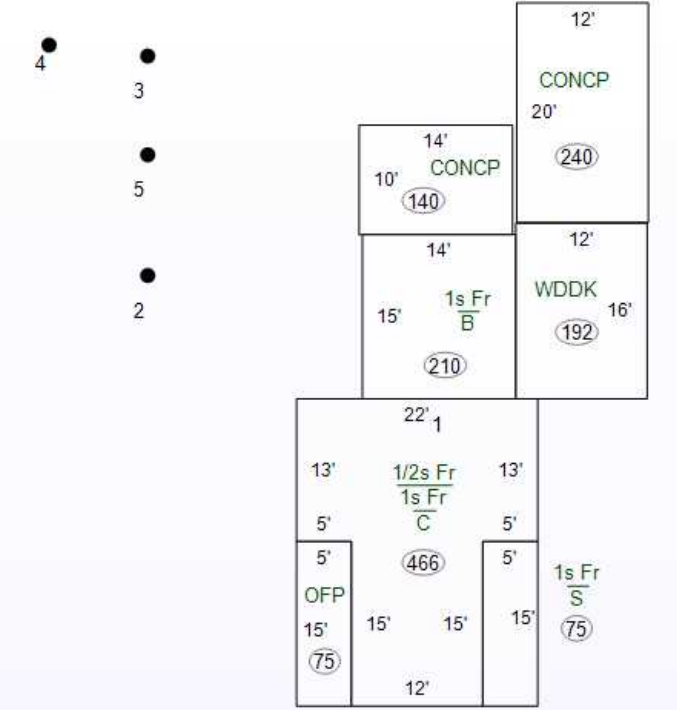
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	751	751	\$84,500	
2				
3				
4				
1/4				
1/2 1Fr	466	466	\$25,200	
3/4				
Attic				
Bsmt	210	0	\$18,100	
Crawl	466	0	\$5,600	
Slab	75	0	\$0	

Total Base \$133,400

Adjustments 1 Row Type Adj. x 1.00 \$133,400

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:751 1/2:466 \$5,600
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$139,000

Sub-Total, 1 Units

Exterior Features (+) \$13,000 \$152,000

Garages (+) 0 sqft \$0 \$152,000

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.85

Replacement Cost \$109,820

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 1/2	Wood Fr	D+1	1910	1910	115 A		0.85		1,427 sqft	\$109,820	50%	\$54,910	0%	100%	0.890	1.000	100.00	0.00	0.00	\$48,900
2: Car Shed	1		D	1930	1930	95 P	\$36.54	0.85	\$24.85	14'x18'	\$6,261	80%	\$1,250	0%	100%	0.890	1.000	100.00	0.00	0.00	\$1,100
3: Lean-to	1	SV	D	2013	2013	12 A		0.85		8'x12' x 8'		25%		0%	100%	0.890	1.000	0.00	0.00	100.00	\$0
4: Lean-To	1	SV	C	2013	2013	12 A		0.85		10'x12' x 8'		25%		0%	100%	0.890	1.000	0.00	0.00	100.00	\$0
5: Utility Shed	1	SV	D	2012	2012	13 A		0.85		10'x12'		40%		0%	100%	0.890	1.000	100.00	0.00	0.00	\$0