

89-06-26-340-103.000-009

MC CLAIN, DAVID MARTIN

313 S WATER ST

511, 1 Family Dwell - Unplatted (0 to 9.9

CLAY-255065 (025)/255065-

General Information

Parcel Number 89-06-26-340-103.000-009
Local Parcel Number 18-26-340-103.000-25
Tax ID: 025-00072-00
Routing Number

Ownership

MC CLAIN, DAVID MARTIN
313 S WATER ST
GREENS FORK, IN 47345

Legal

7 X 16 RODS PT SW SEC 26-17-13

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/24/2021 to 03/05/2009.

Notes

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

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



Res

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) 313 S WATER ST GREENSFORK, IN 47345

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2022-2025.

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.

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

Data Source External Only

Collector 03/01/2024 js

Appraiser

Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.61), Actual Frontage (0), Developer Discount, Parcel Acreage (0.61), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.61), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$6,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$6,200).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1212 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	140	\$8,800

Plumbing

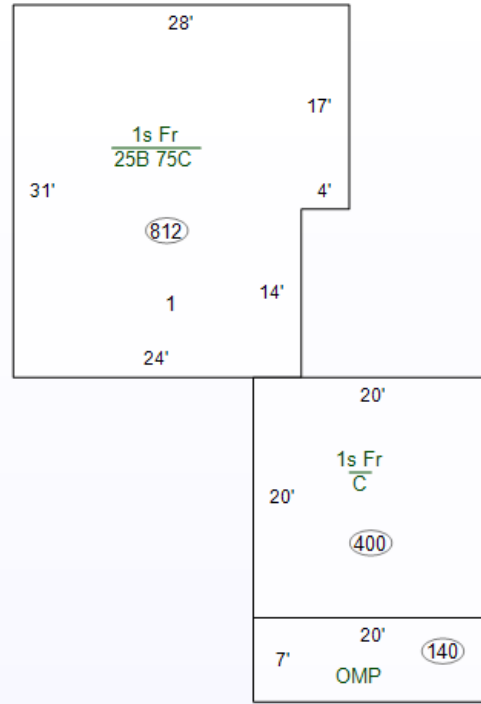
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1212	1212	\$117,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		203	0	\$18,100	
Crawl		1009	0	\$7,600	
Slab					

Total Base \$143,400

Adjustments 1 Row Type Adj. x 1.00 \$143,400

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1212 \$4,200
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$147,600

Sub-Total, 1 Units

Exterior Features (+) \$8,800 \$156,400

Garages (+) 0 sqft \$0 \$156,400

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.85

Replacement Cost \$112,999

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+1	1936	1936	89 F		0.85		1,415 sqft	\$112,999	65%	\$39,550	0%	100%	0.890	1.000	100.00	0.00	0.00	\$35,200
2: Detached Garage/Boat H	1	Wood Fr	C	1958	1958	67 A	\$39.83	0.85	\$33.86	24'x30'	\$24,376	42%	\$14,140	6%	100%	0.890	1.000	100.00	0.00	0.00	\$11,800
3: Utility Shed	1	SV	D	2000	2000	25 A		0.85		12'x24'		55%		0%	100%	0.890	1.000	100.00	0.00	0.00	\$0