

General Information

Parcel Number 89-06-26-340-203.000-009
Local Parcel Number 18-26-340-203.000-25

Tax ID: 025-00245-00

Routing Number

Property Class 511 RENTAL
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) 315 S MAIN 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

Ownership

GREEN REAL ESTATE LLC
10214 S 100 E
LYNN, IN 47355

Legal

PT S D SE SEC 26-17-13 0.54A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 04/18/2022 to 01/01/1900.

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION
3/7/2025 Misc: 2025 GENERAL REVAUATION
6/12/2024 Misc: 2025 GENERAL REVAL
8/4/2020 Misc: 2021 GENERAL REVAL

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, Total, and various Res categories.

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. Row 1: F, F, 72, 72x303, 1.26, \$44, \$55, \$3,960, -40%, 1.0000, 100.00, 0.00, 0.00, \$2,380.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.55), Actual Frontage (72), Developer Discount, Parcel Acreage (0.55), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.05), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.50), 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 (\$2,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$2,400).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1771 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, Enclosed Frame	150	\$11,600
Porch, Open Frame	120	\$7,500
Porch, Open Frame	35	\$3,400
Wood Deck	333	\$6,700

Plumbing

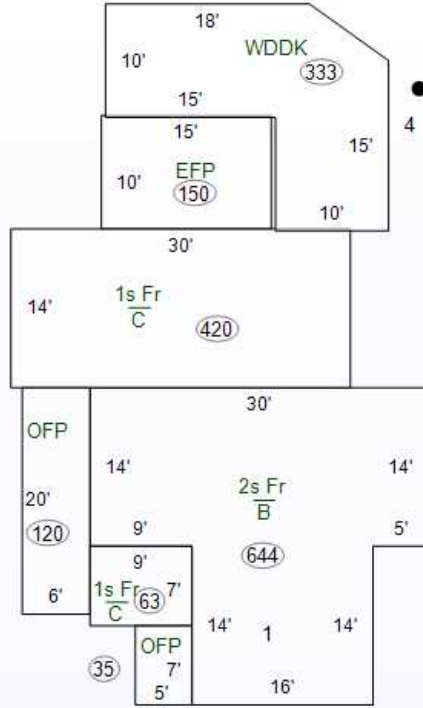
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1127	1127	\$113,100	
2	1Fr	644	644	\$40,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		644	0	\$27,600	
Crawl		483	0	\$5,600	
Slab					

	Total Base	Value
Adjustments	1 Row Type Adj. x 1.00	\$187,200
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1127 2:644	\$5,300
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$192,500
Sub-Total, 1 Units	\$192,500
Exterior Features (+)	\$29,200
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	0.90
Location Multiplier	0.85
Replacement Cost	\$169,601

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	1910	1910	115	F		0.85			2,415 sqft	\$169,601	65%	\$59,360	0%	100%	0.890	1.000	100.00	0.00	0.00	\$52,800
2: Lean-to	1	SV	C	1910	1910	115	P		0.85			21'x28' x 8'		80%		0%	100%	0.890	1.000	0.00	0.00	100.00	\$100
3: Type 2 Barn	1	SV	D	1910	1910	115	P		0.85			18' x 28' x 16'		80%		0%	100%	0.890	1.000	0.00	0.00	100.00	\$100
4: Utility Shed	1	SV	D	1910	1910	115	A		0.85			12'x14'		65%		0%	100%	0.890	1.000	100.00	0.00	0.00	\$0