

89-06-26-410-208.000-009

JOHNSON, STEVEN W & MELLIS

12 N MAIN ST

510, 1 Family Dwell - Platted Lot

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

General Information

Parcel Number 89-06-26-410-208.000-009

Local Parcel Number 18-26-410-208.000-25

Tax ID: 025-00235-00

Routing Number

Property Class 510 RENTAL 1 Family Dwell - Platted Lot

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 1826410

Location Address (1) 12 N 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

Review Group 2029

Ownership

JOHNSON, STEVEN W & MELLISA 1339 RATLIFF ST RICHMOND, IN 47374

Legal

51 FT N S LOT 12 PT SW SEC 26-17-13 0.10A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/22/2023 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



Res

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 valuation data for years 2023 and 2024.

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 shows F F 51 51x125 1.08 \$44 \$48 \$2,448 0% 1.0000 100.00 0.00 0.00 \$2,450.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.15), Actual Frontage (51), Developer Discount, Parcel Acreage (0.15), 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 (0.15), 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 (\$2,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$2,500).

Data Source External Only

Collector 03/01/2024 js

Appraiser

Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1566 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 Frame	340	\$15,600
Porch, Enclosed Masonry	168	\$13,900
Patio, Treated Pine	203	\$1,400
Porch, Enclosed Frame	242	\$16,000

Plumbing

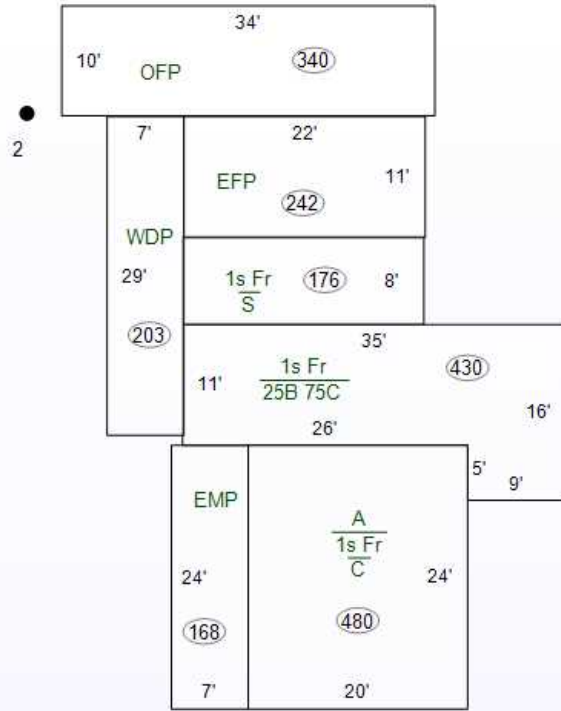
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1086	1086	\$110,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	480	480	\$13,500	
Bsmt	108	0	\$16,400	
Crawl	802	0	\$6,800	
Slab	176	0	\$0	
Total Base			\$146,700	

Adjustments 1 Row Type Adj. x 1.00 \$146,700

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

Sub-Total, One Unit \$146,700

Sub-Total, 1 Units

Exterior Features (+)	\$46,900	\$193,600
Garages (+) 0 sqft	\$0	\$193,600
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
Replacement Cost		\$139,876

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	1848	1920	105 F		0.85		1,674 sqft	\$139,876	65%	\$48,960	0%	100%	0.890	1.000	100.00	0.00	0.00	\$43,600
2: Detached Garage/Boat H	1	Wood Fr	C	1970	1970	55 F	\$42.58	0.85	\$36.19	23'x24'	\$19,979	45%	\$10,990	0%	100%	0.890	1.000	100.00	0.00	0.00	\$9,800