General Information

Parcel Number
89-06-26-410-402.000-009

Local Parcel Number
18-26-410-402.000-25

Tax ID:
025-00238-00

Routing Number

Property Class 510 RENTAL
1 Family Dwell - Platted Lot

Year: 2023

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)
13 E CARRIAGE ST
GREENSFORK, IN 47345

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023
Review Group 2025

Ownership

BERTSCH, CHRISTOPHER
2218 SWALLOW RD
MILTON, IN 47357

Legal

35 1/2 FT W END LOT 42

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	BERTSCH, CHRISTO		CO	/	$0	I

Notes

8/4/2020 Misc: 2021 GENERAL REVAL

Res

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/10/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
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	☐	☐	☐	☐	☐
$1,200	**Land**	**$1,200**	**$1,200**	**$1,200**	**$1,200**	**$1,200**
$1,200	Land Res (1)	$1,200	$1,200	$1,200	$1,200	$1,200
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$21,100	**Improvement**	**$21,100**	**$21,200**	**$19,500**	**$17,100**	**$16,400**
$20,500	Imp Res (1)	$20,500	$20,500	$18,900	$16,500	$15,900
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$600	Imp Non Res (3)	$600	$700	$600	$600	$500
$22,300	**Total**	**$22,300**	**$22,400**	**$20,700**	**$18,300**	**$17,600**
$21,700	Total Res (1)	$21,700	$21,700	$20,100	$17,700	$17,100
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$600	Total Non Res (3)	$600	$700	$600	$600	$500

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. %	Res Elig %	Market Factor	Value
F	F		35	35x83	0.93	$35	$33	$1,155	0%	100%	1.0000	$1,160

Land Computations

Calculated Acreage	0.07
Actual Frontage	35
Developer Discount	☐
Parcel Acreage	0.07
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	0.07
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$1,200
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$1,200**

Data Source External Only **Collector** 06/01/2020 sm **Appraiser** 08/04/2020 Gavin Wicks

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	768 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

Plumbing

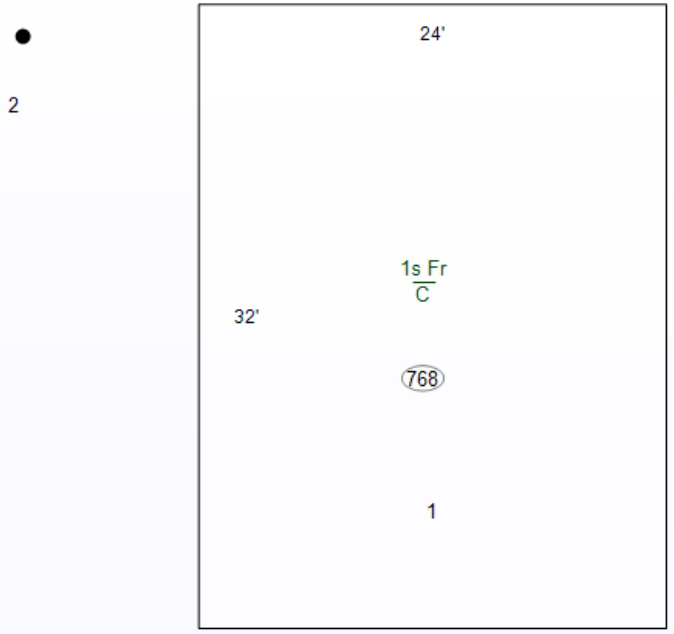
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

No Heat, Wall



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	768	768	$66,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		768	0	$5,300	
Slab					
			Total Base		$71,900
Adjustments			**1 Row Type Adj. x 1.00**		$71,900
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:768	$3,900
No Elec (-)					$0
Plumbing (+ / -)				5 – 5 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$75,800
				Sub-Total, 1 Units	
Exterior Features (+)				$0	$75,800
Garages (+) 0 sqft				$0	$75,800
				Quality and Design Factor (Grade)	0.70
				Location Multiplier	0.87
				Replacement Cost	$46,162

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	1	Wood Frame	D-1	1900	1920	103	A		0.87		768 sqft	$46,162	50%	$23,080	0%	100%	0.890	1.0000	$20,500
2: Utility Shed	0%	1		D	1950	1950	73	A	$21.43	0.87	$14.92	10'x14'	$2,088	65%	$730	0%	100%	0.890	1.0000	$600