

89-06-26-410-402.000-009

BERTSCH, CHRISTOPHER

13 E CARRIAGE ST

510, 1 Family Dwell - Platted Lot

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

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: 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) 13 E CARRIAGE 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

BERTSCH, CHRISTOPHER
2218 SWALLOW RD
MILTON, IN 47357

Legal

35 1/2 FT W END LOT 42

Transfer of Ownership

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



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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3)

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

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: Description, Value. Includes rows for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source External Only

Collector 03/01/2024 js

Appraiser

Nexus

Total Value \$1,400

**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**

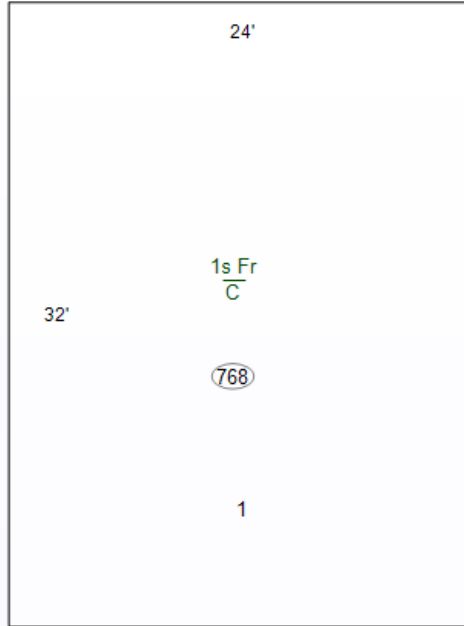
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

No Heat, Wall



**Specialty Plumbing**

Description	Count	Value

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	768	768	\$86,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		768	0	\$6,700	
Slab					

**Total Base** \$93,200

**Adjustments** 1 Row Type Adj. x 1.00 \$93,200

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** \$93,200

**Sub-Total, 1 Units**

Exterior Features (+)	\$0	\$93,200
Garages (+) 0 sqft	\$0	\$93,200
Quality and Design Factor (Grade)	0.70	
Location Multiplier	0.85	
<b>Replacement Cost</b>		\$55,454

**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	1900	1920	105	P		0.85		768 sqft	\$55,454	75%	\$13,860	0%	100%	0.890	1.000	100.00	0.00	0.00	\$12,300
2: Utility Shed	1	SV	D	1950	1950	75	P		0.85		10'x14'		80%		0%	100%	0.890	1.000	100.00	0.00	0.00	\$0