

89-06-26-410-404.000-009

General Information

Parcel Number
89-06-26-410-404.000-009

Local Parcel Number
18-26-410-404.000-25

Tax ID:
025-00247-00

Routing Number

Property Class 510
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)
115 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

CAVANAUGH, KATHERINE A &

Ownership

CAVANAUGH, KATHERINE A & RACH
115 N MAIN ST
GREENS FORK, IN 47345

Legal

PT LOT 79 SE SEC 26-17-13 0.16A

115 N MAIN ST

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/02/2008	CAVANAUGH, KATHE	2008000036	SW	/		I
11/15/2007	HSBC MORTGAGE S	2007011540	SH	/		I
01/01/1900	LECKLIDER, JOHN E	2007011540	SH	/		I



Res

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

2025	Assessment Year	2025	2024	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	10/24/2024	04/17/2024	04/20/2023	04/22/2022
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	☐	☒	☐	☐	☐
\$2,500	Land	\$2,500	\$2,200	\$2,200	\$2,000	\$2,000
\$2,500	Land Res (1)	\$2,500	\$2,200	\$2,200	\$2,000	\$2,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$36,600	Improvement	\$36,600	\$31,600	\$31,600	\$29,000	\$28,900
\$36,600	Imp Res (1)	\$36,600	\$31,600	\$31,600	\$28,500	\$28,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$500	\$400
\$39,100	Total	\$39,100	\$33,800	\$33,800	\$31,000	\$30,900
\$39,100	Total Res (1)	\$39,100	\$33,800	\$33,800	\$30,500	\$30,500
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$500	\$400

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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		52	52x132	1.10	\$44	\$48	\$2,496	0%	1.0000	100.00	0.00	0.00	\$2,500

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

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION
3/7/2025 Misc: 2025 GENERAL REVAUATION
9/16/2020 Misc: 2021: GENERAL REVAL

Land Computations

Calculated Acreage	0.16
Actual Frontage	52
Developer Discount	☐
Parcel Acreage	0.16
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	0.16
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

