

89-06-26-410-504.000-009

THARP, DOUGLAS

10 E PEARL ST

499, Other Commercial Structures

CLAY COM-255532 (025)/25 1/2

General Information

Parcel Number 89-06-26-410-504.000-009
Local Parcel Number 18-26-410-504.000-25
Tax ID: 025-00208-00
Routing Number

Ownership

THARP, DOUGLAS
304 W CHURCH ST.
CAMBRIDGE CITY, IN 47327
Legal PT LOT 11

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/24/2023 to 09/11/2009.

Notes

4/14/2025 Nexus: 2024 GENERAL REVALUATION: 60% OBS -BB/NEXUS
6/12/2024 CYCLICAL: 25PAY26 REASSESSMENT: -BB/NEXUS
9/30/2021 Misc: SDF review
7/21/2021 Misc: 2022 SPLIT 0.042 TO 025-00208-01 PER INST# 13428
2/28/2020 Misc: 20p21- 2020 Equalization JH/Nexus
5/11/2016 : 2017 GENERAL REVAL PHASE 3

Property Class 499
Other Commercial Structures



Commercial

Year: 2025

Location Information

County WAYNE
Township CLAY TOWNSHIP
District 009 (Local 025) GREENS FORK TOWN
School Corp 8305 NETTLE CREEK
Neighborhood 255532-025 CLAY COM-255532 (025)
Section/Plat 1826410
Location Address (1) 10 E PEARL ST GREENSFORK, IN 47345

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 details for 2025 and previous years.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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: 11 A 0 0.096000 1.00 \$11,000 \$11,000 \$1,056 0% 1.0000 0.00 0.00 100.00 \$1,060

Zoning ZO01 Residential
Subdivision

Lot

Market Model COMM/IND MARKET 80

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

Data Source External Only

Collector 03/01/2024 js

Appraiser

Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.10), Actual Frontage (0), Developer Discount, Parcel Acreage (0.10), 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 (0.10), 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 (\$0), CAP 2 Value (\$0), CAP 3 Value (\$1,100), Total Value (\$1,100).

General Information

Occupancy	C/I Building	Pre. Use	Utility / Storage
Description	Building	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Unfinished
Type	N/A	# of Units	0

	SB	B	1	U
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Wall Type	B: 1(228')	1: 1(228')	U: 1(234')
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Heating

A/C

Sprinkler

Plumbing RES/CI

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

Roofing

<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

GCK Adjustments

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

Description	Area	Value
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Special Features

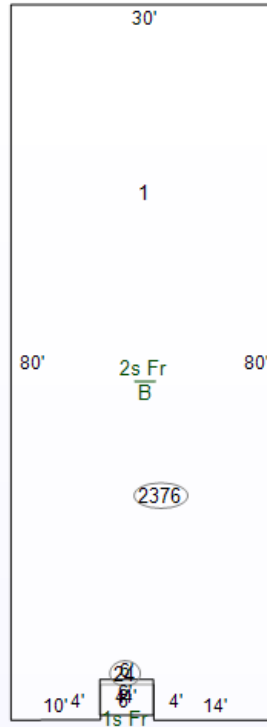
Description	Value
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Other Plumbing

Description	Value
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Building Computations

Sub-Total (all floors)	\$516,760
Racquetball/Squash	\$0
Theater Balcony	\$0
Plumbing	\$4,800
Other Plumbing	\$0
Special Features	\$0
Exterior Features	\$0
Sub-Total (building)	\$521,560
Quality (Grade)	\$1
Location Multiplier	0.85
Repl. Cost New	\$354,661



Floor/Use Computations

Pricing Key	GCM	GCM	GCM
Use	UTLSTOR	GENRET	UTLSTOR
Use Area	2376 sqft	2376 sqft	2400 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	100.0%	100.0%	100.0%
Eff Perimeter	228'	228'	234'
PAR	10	10	10
# of Units / AC	0	0	0
Avg Unit sz dpth	-1	-1	-1
Floor	B	1	2
Wall Height	9'	12'	12'
Base Rate	\$50.58	\$150.74	\$69.85
Frame Adj	(\$10.96)	(\$12.83)	(\$11.30)
Wall Height Adj	\$0.00	(\$4.18)	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$39.62	\$133.73	\$58.55
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$39.62	\$133.73	\$58.55
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	(\$6.06)	(\$1.33)
A/C	\$0.00	(\$5.00)	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	(\$0.63)	\$0.00	(\$0.63)
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$37.66	\$122.67	\$56.59
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$89,480	\$291,464	\$135,816

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: Building	2	Wood Fr	D	1903	1903	122	P		0.85		7,152 sqft	\$354,661	80%	\$70,930	60%	100%	1.000	0.800	0.00	0.00	100.00	\$22,700