

General Information

Parcel Number 89-06-26-430-102.000-009
Local Parcel Number 18-26-430-102.005-25

Tax ID: 025-00177-00

Routing Number

Property Class 640 Exempt, Municipality

Year: 2025

Location Information

County WAYNE

Township CLAY TOWNSHIP

District 009 (Local 025) GREENS FORK TOWN

School Corp 8305 NETTLE CREEK

Neighborhood 955529-025 CLAY COM-955529 (025)

Section/Plat 1826430

Location Address (1) S WATER ST GREENS FORK, IN 47345

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA Electricity

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

TOWN OF GREENS FORK PO BOX 193 GREENS FORK, IN 47345

Legal

LOT 67 PT SW SEC 26-17-13 0.02A PT LOT 68 SW SEC 26-17-13 0.56A



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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Exempt

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION
6/12/2024 CYCLICAL: 25PAY26 REASSESSMENT: -BB/NEXUS
12/29/2020 Misc: Reassessment-added paving-RC
5/11/2016 : 2017 GENERAL REVAL PHASE 3

Land Computations

Table with columns for various land computation metrics and their values, including Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

General Information

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	GCK
<b>Description</b>	Building	<b>Pre. Framing</b>	Pole Frame
<b>Story Height</b>	1	<b>Pre. Finish</b>	Unfinished
<b>Type</b>	N/A	<b># of Units</b>	0

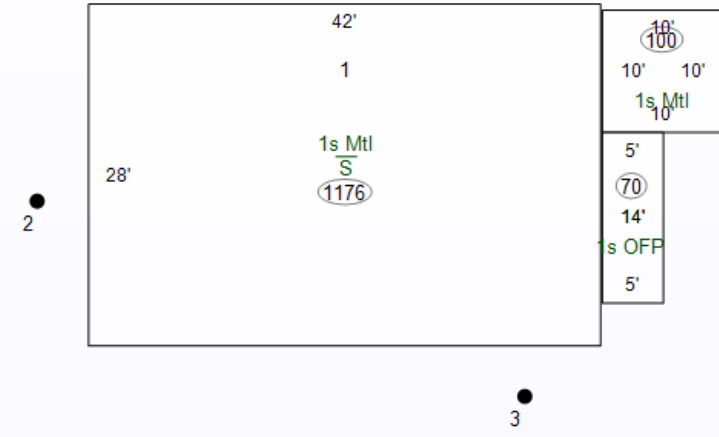
<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
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<b>Wall Type</b>	1: 1(160')
<b>Heating</b>	1276 sqft
<b>A/C</b>	
<b>Sprinkler</b>	

Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Full Bath</b>	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>
<b>Half Bath</b>	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>
<b>Kitchen Sinks</b>	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>
<b>Water Heaters</b>	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>
<b>Add Fixtures</b>	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total</b>	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>

Exterior Features		
Description	Area	Value
Porch, Open Frame	70	\$5,300

Special Features		Other Plumbing	
Description	Value	Description	Value



Floor/Use Computations

Pricing Key	GCK
Use	GCK
Use Area	1276 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	160'
PAR	13
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	10'
<b>Base Rate</b>	<b>\$36.84</b>
Frame Adj	\$0.00
Wall Height Adj	(\$1.65)
Dock Floor	\$0.00
Roof Deck	\$0.00
<b>Adj Base Rate</b>	<b>\$36.84</b>
BPA Factor	1.00
<b>Sub Total (rate)</b>	<b>\$36.84</b>
Interior Finish	\$4.45
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
<b>S.F. Price</b>	<b>\$39.64</b>
<b>Sub-Total</b>	
Unit Cost	\$0.00
Elevated Floor	\$0.00
<b>Total (Use)</b>	<b>\$50,579</b>

Building Computations		
Description	Value	Description
<b>Sub-Total (all floors)</b>	<b>\$50,579</b>	Garages
Racquetball/Squash	\$0	Fireplaces
Theater Balcony	\$0	<b>Sub-Total (building)</b>
Plumbing	\$0	Quality (Grade)
Other Plumbing	\$0	Location Multiplier
Special Features	\$0	<b>Repl. Cost New</b>
Exterior Features	\$5,300	

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	1	Metal	C	1990	1990	35	A		0.85		1,276 sqft	\$47,497	80%	\$9,500	0%	100%	1.000	1.000	0.00	0.00	100.00	\$9,500
2: Barn, Pole (T3)	1	T31SO	C	1990	1990	35	A	\$18.45	0.85		20' x 36' x 12'	\$8,809	55%	\$3,960	0%	100%	1.000	1.000	100.00	0.00	0.00	\$4,000
3: Paving	1	Asphalt	C	1991	1991	34	A	\$2.81	0.85	\$2.39	6,600 sqft	\$15,764	80%	\$3,150	0%	100%	1.000	1.000	0.00	0.00	100.00	\$3,200