

General Information

Parcel Number 89-06-26-430-103.000-009
Local Parcel Number 18-26-430-103.000-25

Tax ID: 025-00032-00

Routing Number

Property Class 455 Commercial Garage

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 1826430

Location Address (1) 10 S WATER ST GREENSFORK, IN 47345

Zoning ZO01 Residential

Subdivision

Lot

Market Model COMM/IND MARKET 80

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

CAMPBELL, D DEAN & CATHERINE PO BOX 201 GREENS FORK, IN 47345

Legal

9 X 44 FT S PT SW SEC 26-17-13 PT LOT 63 EXC 21.50 X 86 FT SW SEC 26-17-13 0.25A 3 FT X 86 FT SW SEC 26-17-13



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). Rows show data for years 2022-2025.

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

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. Row 1: 11, A, 0, 0.152000, 1.00, \$11,000, \$11,000, \$1,672, 0%, 1.0000, 0.00, 0.00, 100.00, \$1,670

Transfer of Ownership

Table with 7 columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Row 1: 01/01/1900, CAMPBELL, D DEAN, CO, /

Commercial

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION
6/12/2024 CYCLICAL: 25PAY26 REASSESSMENT: -BB/NEXUS
5/11/2016 : 2017 GENERAL REVAL PHASE 3

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage (0.15), Actual Frontage (0), Developer Discount, Parcel Acreage (0.15), 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 (0.15), 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 (\$1,700), Total Value (\$1,700)

General Information

| | | | |
|---------------------|---------------|---------------------|-------------------|
| Occupancy | C/I Building | Pre. Use | Utility / Storage |
| Description | Mixed Use Com | Pre. Framing | Wood Joist |
| Story Height | 1 | Pre. Finish | Unfinished |
| Type | N/A | # of Units | 0 |

| | | | |
|-----------|----------|----------|----------|
| SB | B | 1 | U |
|-----------|----------|----------|----------|

| | |
|------------------|------------|
| Wall Type | 1: 1(140') |
| Heating | 1200 sqft |
| 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 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 |

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

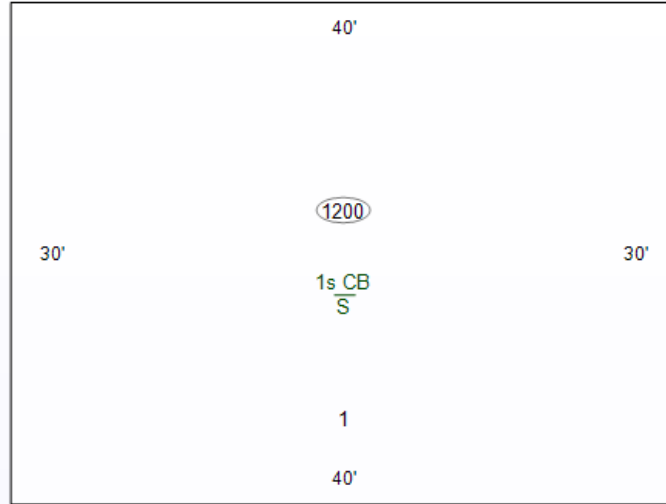
| Description | Area | Value |
|-------------|------|-------|
|-------------|------|-------|

Special Features

| Description | Value |
|-------------|-------|
|-------------|-------|

Other Plumbing

| Description | Value |
|-------------|-------|
|-------------|-------|



Floor/Use Computations

| | |
|-------------------------|-----------------|
| Pricing Key | GCM |
| Use | UTLSTOR |
| Use Area | 1200 sqft |
| Area Not in Use | 0 sqft |
| Use % | 100.0% |
| Eff Perimeter | 140' |
| PAR | 12 |
| # of Units / AC | 0 |
| Avg Unit sz dpth | -1 |
| Floor | 1 |
| Wall Height | 10' |
| Base Rate | \$113.85 |
| Frame Adj | (\$16.93) |
| Wall Height Adj | (\$7.80) |
| Dock Floor | \$0.00 |
| Roof Deck | \$0.00 |
| Adj Base Rate | \$89.12 |
| BPA Factor | 1.00 |
| Sub Total (rate) | \$89.12 |
| Interior Finish | \$0.00 |
| Partitions | \$0.00 |
| Heating | \$0.00 |
| A/C | \$0.00 |
| Sprinkler | \$0.00 |
| Lighting | \$0.00 |

Building Computations

| | | | |
|-------------------------------|------------------|-----------------------------|------------------|
| Sub-Total (all floors) | \$106,944 | Garages | \$0 |
| Racquetball/Squash | \$0 | Fireplaces | \$0 |
| Theater Balcony | \$0 | Sub-Total (building) | \$106,944 |
| Plumbing | \$0 | Quality (Grade) | \$1 |
| Other Plumbing | \$0 | Location Multiplier | 0.85 |
| Special Features | \$0 | Repl. Cost New | \$90,902 |
| Exterior Features | \$0 | Unit Cost | \$0.00 |
| | | Elevated Floor | \$0.00 |
| | | Total (Use) | \$106,944 |

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: Mixed Use Commercial | 1 | Concrete | C | 1945 | 1945 | 80 F | | 0.85 | | 1,200 sqft | \$90,902 | 80% | \$18,180 | 0% | 100% | 1.000 | 0.800 | 0.00 | 0.00 | 100.00 | \$14,500 |