

89-06-26-430-104.000-009

General Information

Parcel Number
89-06-26-430-104.000-009

Local Parcel Number
18-26-430-104.005-25

Tax ID:
025-00266-00

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)
12 S WATER ST
GREENSFORK, 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

TOWN OF GREENS FORK

Ownership

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

Legal

PT SW SEC 26-17-13 0.05A



12 S WATER ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	TOWN OF GREENS F		CO	/		I

640, Exempt, Municipality

CLAY COM-955529 (025)/95 1/2

Notes

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

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
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	☒	☒	☒	☒	☒
\$400	Land	\$400	\$0	\$0	\$0	\$0
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$400	Land Non Res (3)	\$400	\$0	\$0	\$0	\$0
\$30,300	Improvement	\$30,300	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$30,300	Imp Non Res (3)	\$30,300	\$0	\$0	\$0	\$0
\$30,700	Total	\$30,700	\$0	\$0	\$0	\$0
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$30,700	Total Non Res (3)	\$30,700	\$0	\$0	\$0	\$0

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

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
11	A		0	0.050000	1.00	\$8,200	\$8,200	\$410	0%	1.0000	0.00	0.00	100.00	\$410

Land Computations

Calculated Acreage	0.05
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.05
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	0.05
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	\$400
Total Value	\$400

Data Source External Only

Collector 03/01/2024 js

Appraiser

Nexus

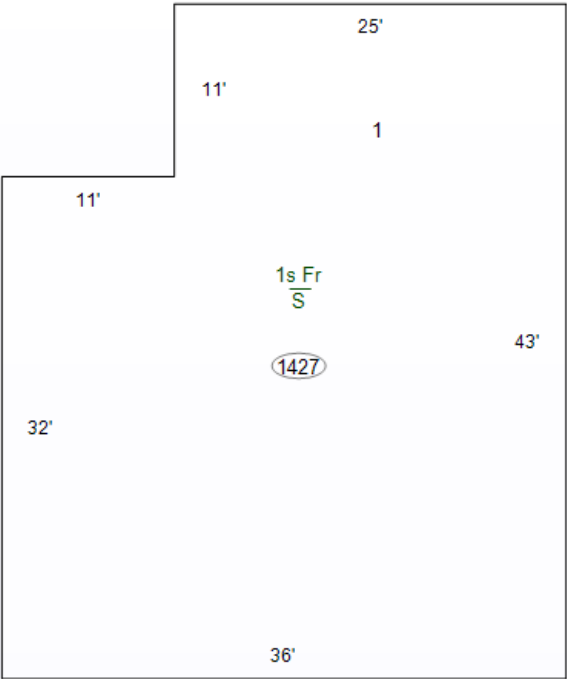
General Information				
Occupancy	C/I Building	Pre. Use	General Office	
Description	TOWN HALL	Pre. Framing	Wood Joist	
Story Height	1	Pre. Finish	Finished Divided	
Type	N/A	# of Units	0	
SB		B	1	U

Wall Type	1: 1(158')			
Heating	1427 sqft			
A/C				
Sprinkler				

Plumbing RES/CI					Roofing		
	#	TF	#	TF	☐ Built Up	☐ Tile	☐ Metal
Full Bath	0	0	0	0	☐ Wood	☐ Asphalt	☐ Slate
Half Bath	0	0	0	0	☐ Other		
Kitchen Sinks	0	0	0	0	GCK Adjustments		
Water Heaters	0	0	0	0	☐ Low Prof	☐ Ext Sheat	☐ Insulatio
Add Fixtures		0	2	2	☐ SteelGP	☐ AluSR	☐ Int Liner
Total	0	0	2	2	☐ HGSR	☐ PPS	☐ Sand Pnl

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value



Floor/Use Computations		
Pricing Key	GCM	GCM
Use	GENOFF	UTLSTOR
Use Area	965 sqft	462 sqft
Area Not in Use	0 sqft	0 sqft
Use %	67.6%	32.4%
Eff Perimeter	158'	158'
PAR	11	11
# of Units / AC	0	0
Avg Unit sz dpth	-1	-1
Floor	1	1
Wall Height	10'	12'
Base Rate	\$172.05	\$105.24
Frame Adj	(\$9.80)	(\$16.93)
Wall Height Adj	(\$6.10)	(\$3.54)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$156.15	\$84.77
BPA Factor	1.00	1.00
Sub Total (rate)	\$156.15	\$84.77
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	(\$7.30)	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$148.85	\$84.77
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$143,640	\$39,164

Building Computations			
Sub-Total (all floors)	\$182,804	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$186,004
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$150,198
Exterior Features	\$0		

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: TOWN HALL	1	Wood Fr	C-1	1910	1960	65	A		0.85		1,427 sqft	\$150,198	80%	\$30,040	0%	100%	1.000	1.000	0.00	0.00	100.00	\$30,000
2: Paving	1	Asphalt	C	1990	1990	35	A	\$2.81	0.85	\$2.39	700 sqft	\$1,672	80%	\$330	0%	100%	1.000	1.000	0.00	0.00	100.00	\$300