

General Information

Parcel Number 89-06-26-430-112.000-009
Local Parcel Number 18-26-430-112.000-25

Tax ID: 025-00116-00

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 1826430

Location Address (1) 28 S WATER ST GREENSFORK, IN 47345

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

SHAW, MICHAEL J & NICKIE SH
28 S WATER ST
GREENS FORK, IN 47345

Legal

PT LOT 63 SW SEC 26-17-13 EX 0.57A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 06/14/2021 SHAW, MICHAEL J & 01/01/1900 INGRAM, HERSHEL

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION
3/7/2025 Misc: 2025 GENERAL REVAUATION
6/17/2024 CYCLICAL: 2025 GENERAL REVAL



Res

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

Table with columns: 2025, 2024, 2023, 2022. Rows include 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)

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

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. Rows include F, 91, 82

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.64), Actual Frontage (73), Developer Discount, Parcel Acreage (0.64), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.06), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.38), Total Acres Farmland (0.20), 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 (\$200), Supp. Page Land Value, CAP 1 Value (\$2,600), CAP 2 Value (\$100), CAP 3 Value (\$0), Total Value (\$2,700)

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1120 sqft
Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Patio, Concrete	120	\$1,000
Porch, Open Frame	104	\$6,300

Plumbing

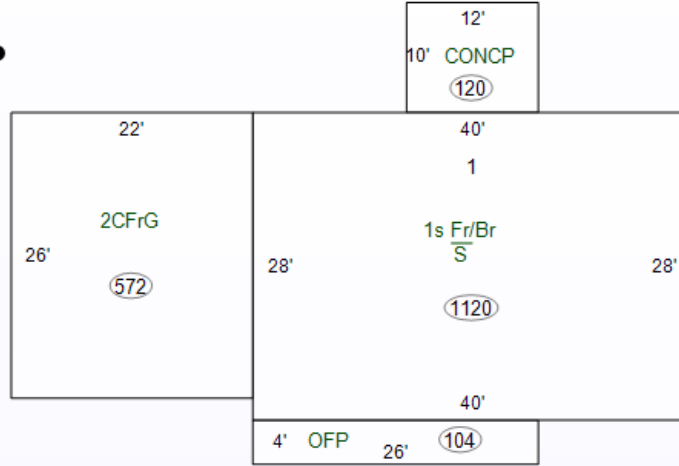
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	1120	1120	\$115,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1120	0	\$0	
			Total Base	\$115,000

Adjustments

1 Row Type Adj. x 1.00		\$115,000
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1120	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$121,400

Sub-Total, 1 Units

Exterior Features (+)	\$7,300	\$128,700
Garages (+) 572 sqft	\$21,400	\$150,100
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$127,585

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: Residential Dwelling	1	1/6 Maso	C	1978	2013	12	A		0.85		1,120 sqft	\$127,585	11%	\$113,550	0%	100%	0.890	1.000	100.00	0.00	0.00	\$101,100
2: Utility Shed	1	SV	D	2010	2010	15	A		0.85		10'x12'		45%		0%	100%	0.890	1.000	100.00	0.00	0.00	\$0