

General Information

Parcel Number 89-06-26-430-301.000-009
Local Parcel Number 18-26-430-301.001-25

Tax ID: 025-00045-00

Routing Number

Property Class 686 Exempt, Church, Chapel, Mosque,

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) 110 S MAIN 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

Ownership

CHURCH - GREENS FORK METHODO C/O TOM PENTECOST 8723 BOND RD GREENS FORK, IN 47345

Legal

PT LOT 28 O P S D PT LOT 28 & N D LOT 29



Transfer of Ownership

Date 01/01/1900 Owner CHURCH - GREENS Doc ID Code Book/Page Adj Sale Price V/I CO /

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)

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 for years 2025, 2024, 2023, 2022, 2021.

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 for Land Type 11, Pricing Method A, Value \$3,200.

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage (0.29), Actual Frontage (0), Developer Discount, Parcel Acreage (0.29), 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 (0.29), 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 (\$3,200), Total Value (\$3,200).

General Information

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	Theater
<b>Description</b>	Mixed Use Com	<b>Pre. Framing</b>	Wood Joist
<b>Story Height</b>	1	<b>Pre. Finish</b>	Finished Divided
<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>	B: 1(208')	1: 1(208')
<b>Heating</b>	2448 sqft	2448 sqft
<b>A/C</b>		
<b>Sprinkler</b>		

Plumbing RES/CI

	<b>#</b>	<b>TF</b>	<b>#</b>	<b>TF</b>
<b>Full Bath</b>	0	0	0	0
<b>Half Bath</b>	0	0	0	0
<b>Kitchen Sinks</b>	0	0	0	0
<b>Water Heaters</b>	0	0	0	0
<b>Add Fixtures</b>	0	6	6	6
<b>Total</b>	0	0	6	6

Roofing

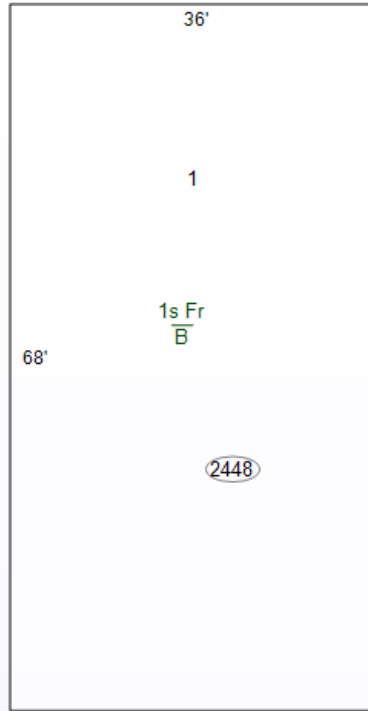
<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

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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Floor/Use Computations

Pricing Key	GCM	GCM
Use	GENOFF	THEATRE
Use Area	2448 sqft	2448 sqft
Area Not in Use	0 sqft	0 sqft
Use %	100.0%	100.0%
Eff Perimeter	208'	208'
PAR	8	8
# of Units / AC	0	0
Avg Unit sz dpth	-1	-1
Floor	B	1
Wall Height	8'	17'
<b>Base Rate</b>	<b>\$110.13</b>	<b>\$168.85</b>
Frame Adj	(\$11.21)	(\$16.09)
Wall Height Adj	(\$4.90)	(\$5.10)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$94.02</b>	<b>\$147.66</b>
BPA Factor	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$94.02</b>	<b>\$147.66</b>
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	(\$7.30)	(\$7.31)
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
<b>S.F. Price</b>	<b>\$86.72</b>	<b>\$140.35</b>
<b>Sub-Total</b>		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
<b>Total (Use)</b>	<b>\$212,291</b>	<b>\$343,577</b>

Special Features

Description	Value
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Other Plumbing

Description	Value
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Building Computations

<b>Sub-Total (all floors)</b>	<b>\$555,867</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$565,467</b>
Plumbing	\$9,600	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	<b>Repl. Cost New</b>	<b>\$480,647</b>
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: Mixed Use Commercial	1	Wood Fr	C	1920	1920	105	A		0.85		4,896 sqft	\$480,647	80%	\$96,130	0%	100%	1.000	1.000	0.00	0.00	100.00	\$96,100