

General Information

Parcel Number 89-06-26-430-401.000-009
Local Parcel Number 18-26-430-401.000-25

Tax ID: 025-00110-00

Routing Number

Property Class 199 Other Agricultural Use

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) 212 S MAIN ST GREENSFORK, IN 47345

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

CROSSLEY GRAIN LLC
5975 MANNING RD
GREENS FORK, IN 47345

Legal

PT LOT 58 0.069A EX 6 FT X 60 FT PT LOT 59 0.35A, PT LOT 58 6 FT X 60 FT PT LOT 59 0.10A



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

Table with 7 columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values for 2025, 2024, and 2023.

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

Table with 14 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.

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Shows transfers from 09/26/2013 and 01/01/1900.

Agricultural

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION
6/13/2024 Misc: 2025 GENERAL REVAL
7/14/2020 Misc: 2021 GENERAL REVAL

Land Computations

Table with 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and values (0.51, 0, etc.).

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	Light Utility Storage
<b>Description</b>	Mixed Use Com	<b>Pre. Framing</b>	Wood Joist
<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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**Wall Type** 1: 1(264')

**Heating**

**A/C**

**Sprinkler**

**Plumbing RES/CI**

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

<b>Description</b>	<b>Area</b>	<b>Value</b>
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**Special Features**

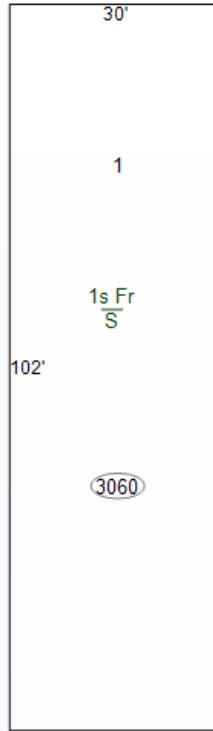
<b>Description</b>	<b>Value</b>
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**Other Plumbing**

<b>Description</b>	<b>Value</b>
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**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$233,906</b>
Racquetball/Squash	\$0
Theater Balcony	\$0
Plumbing	\$0
Other Plumbing	\$0
Special Features	\$0
Exterior Features	\$0
<b>Sub-Total (building)</b>	<b>\$233,906</b>
Quality (Grade)	\$1
Location Multiplier	0.85
<b>Repl. Cost New</b>	<b>\$188,879</b>



**Floor/Use Computations**

<b>Pricing Key</b>	GCI
<b>Use</b>	LUTLSTOR
<b>Use Area</b>	3060 sqft
<b>Area Not in Use</b>	0 sqft
<b>Use %</b>	100.0%
<b>Eff Perimeter</b>	264'
<b>PAR</b>	9
<b># of Units / AC</b>	0 / N
<b>Avg Unit sz dpth</b>	
<b>Floor</b>	1
<b>Wall Height</b>	11'
<b>Base Rate</b>	<b>\$97.30</b>
<b>Frame Adj</b>	(\$15.36)
<b>Wall Height Adj</b>	(\$3.90)
<b>Dock Floor</b>	\$0.00
<b>Roof Deck</b>	\$0.00
<b>Adj Base Rate</b>	<b>\$78.04</b>
<b>BPA Factor</b>	1.00
<b>Sub Total (rate)</b>	<b>\$78.04</b>
<b>Interior Finish</b>	\$0.00
<b>Partitions</b>	\$0.00
<b>Heating</b>	(\$1.60)
<b>A/C</b>	\$0.00
<b>Sprinkler</b>	\$0.00
<b>Lighting</b>	\$0.00
<b>Unit Finish/SR</b>	\$0.00
<b>GCK Adj.</b>	\$0.00
<b>S.F. Price</b>	<b>\$76.44</b>
<b>Sub-Total</b>	
<b>Unit Cost</b>	\$0.00
<b>Elevated Floor</b>	\$0.00
<b>Total (Use)</b>	<b>\$233,906</b>

**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-1	1965	1965	60 A		0.85		3,060 sqft	\$188,879	80%	\$37,780	0%	100%	1.000	1.000	0.00	0.00	100.00	\$37,800
2: Steel Grain Bin	1		C	1974	1974	51 A		0.85		27' x 22'	\$23,924	65%	\$8,370	0%	100%	1.000	1.000	0.00	0.00	100.00	\$8,400
3: Steel Grain Bin	1		C	1974	1974	51 A		0.85		36' x 22'	\$33,055	65%	\$11,570	0%	100%	1.000	1.000	0.00	0.00	100.00	\$11,600
4: Steel Grain Bin	1		C	2013	2013	12 A		0.85		48' x 26'	\$62,597	35%	\$40,690	0%	100%	1.000	1.000	0.00	0.00	100.00	\$40,700