

89-06-26-430-501.000-009

General Information

Parcel Number
89-06-26-430-501.000-009

Local Parcel Number
18-26-430-501.000-25

Tax ID:
025-00075-00

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)
11 E PEARL ST
GREENSFORK, IN 47345

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
COMM/IND MARKET 70

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

MILLER, JESSIE R

Ownership

MILLER, JESSIE R
157 W HARRISON ST
HAGERSTOWN, IN 47346

Legal

PT LOT 14

11 E PEARL ST

455, Commercial Garage

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/20/2018	MILLER, JESSIE R	2018009210	WD	/	\$22,500	V
10/24/2017	BOND, THOMAS A &	2017008698	WD	/	\$43,500	I
07/24/2017	PAUL, ISKY C 1/3, LO	2017005964	PR	/		I
01/01/1900	PAUL, GEORGE DANI		CO	/		I

CLAY COM-255532 (025)/25 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



Commercial

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
04/14/2025	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	☐	☐	☐	☐	☐
\$2,000	Land	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$2,000	Land Non Res (3)	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
\$25,200	Improvement	\$25,200	\$25,300	\$25,300	\$25,700	\$23,500
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$25,200	Imp Non Res (3)	\$25,200	\$25,300	\$25,300	\$25,700	\$23,500
\$27,200	Total	\$27,200	\$27,300	\$27,300	\$27,700	\$25,500
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$27,200	Total Non Res (3)	\$27,200	\$27,300	\$27,300	\$27,700	\$25,500

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	0.177000	1.00	\$11,000	\$11,000	\$1,947	0%	1.0000	0.00	0.00	100.00	\$1,950

Land Computations

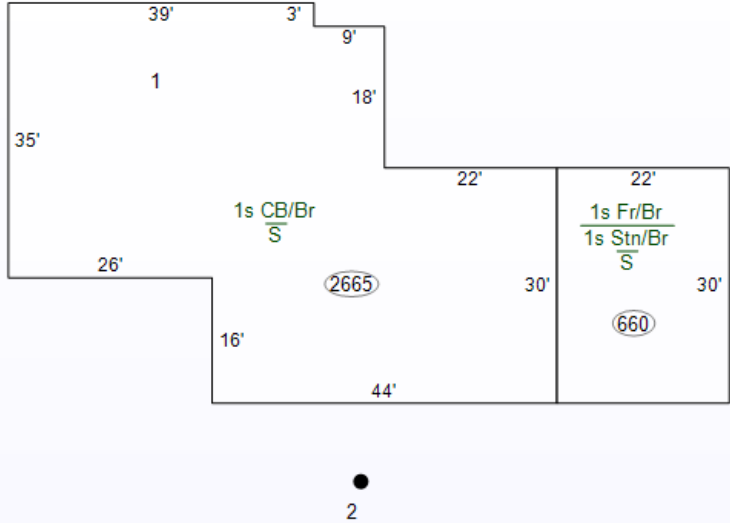
Calculated Acreage	0.18
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.18
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.18
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
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	\$2,000
Total Value	\$2,000

General Information			
Occupancy	C/I Building	Pre. Use	Auto Service
Description	Mixed Use Com	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Unfinished
Type	N/A	# of Units	0
	SB	B	1 U
Wall Type	1: 1(143'),2(143')		U: 1(52'),2(52')
Heating			3325 sqft 660 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	GCK Adjustments	
Kitchen Sinks	0	0	0	0			
Water Heaters	0	0	0	0	☐ Low Prof	☐ Ext Sheat	☐ Insulatio
Add Fixtures		0	3	3	☐ SteelGP	☐ AluSR	☐ Int Liner
Total	0	0	3	3	☐ HGSR	☐ PPS	☐ Sand Pnl

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value



Building Computations			
Sub-Total (all floors)	\$415,283	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$420,083
Plumbing	\$4,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$339,217
Exterior Features	\$0		

Floor/Use Computations			
Pricing Key	GCM	GCM	GCM
Use	AUTOSER	UTLSTOR	UTLSTOR
Use Area	1980 sqft	1345 sqft	660 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	59.5%	40.5%	100.0%
Eff Perimeter	286'	286'	104'
PAR	9	9	16
# of Units / AC	0	0	0
Avg Unit sz dpth	-1	-1	-1
Floor	1	1	2
Wall Height	14'	18'	8'
Base Rate	\$128.34	\$99.58	\$145.85
Frame Adj	(\$19.15)	(\$17.68)	(\$12.01)
Wall Height Adj	\$0.00	\$9.20	(\$17.84)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$109.19	\$91.11	\$116.00
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$109.19	\$91.11	\$116.00
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$109.19	\$91.11	\$116.00
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$216,186	\$122,536	\$76,560

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	2	4/6 Maso	C-1	1960	1960	65	A		0.85		3,985 sqft	\$339,217	80%	\$67,840	50%	100%	1.000	0.700	0.00	0.00	100.00	\$23,700
2: Paving	1	Asphalt	C	1953	1953	72	F	\$2.81	0.85	\$2.39	3,150 sqft	\$7,524	80%	\$1,500	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,500