

General Information

Parcel Number 89-06-26-430-602.000-009
Local Parcel Number 18-26-430-602.000-25
Tax ID: 025-00207-00
Routing Number

Ownership

HUDSON, RALPH WILLIAM II & GABR
HUDSON H&W
PO BOX 129
GREENS FORK, IN 47345

Legal

S D LOT 27 & 10 FT LOT 30

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Contains transfer records from 08/15/2022 to 07/24/2017.

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION
3/7/2025 Misc: 2025 GENERAL REVAUATION
6/12/2024 Misc: 2025 GENERAL REVAL
8/20/2020 Misc: 2021 GENEREAL REVAL

Property Class 510
1 Family Dwell - Platted Lot



Res

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) 113 S MAIN ST GREENSFORK, IN 47345

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Shows valuation data for years 2023 and 2024.

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. Shows land characteristics and values.

Zoning ZO01 Residential
Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities Electricity ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only

Collector 03/01/2024 js

Appraiser

Nexus

Land Computations

Table with columns: Land Computations, Value. Lists various land metrics like Calculated Acreage, Actual Frontage, etc.

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1 1/2  
**Style** N/A  
**Finished Area** 1558 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
Porch, Open Frame	155	\$8,300

**Plumbing**

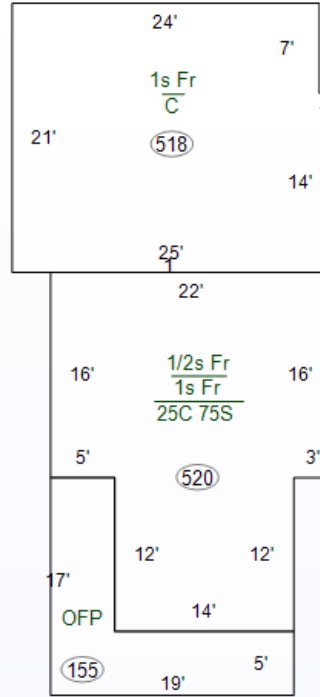
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
<b>Total Rooms</b>	<b>8</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1038	1038	\$108,400	
2					
3					
4					
1/4					
1/2	1Fr	520	520	\$27,100	
3/4					
Attic					
Bsmt					
Crawl		648	0	\$6,400	
Slab		390	0	\$0	

**Total Base** \$141,900

**Adjustments** 1 Row Type Adj. x 1.00 \$141,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$141,900

**Sub-Total, 1 Units**

Exterior Features (+)	\$8,300	\$150,200
Garages (+) 0 sqft	\$0	\$150,200
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
<b>Replacement Cost</b>		<b>\$108,520</b>

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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 1/2	Wood Fr	D+1	1910	1910	115	A			0.85		1,558 sqft	\$108,520	50%	\$54,260	0%	100%	0.890	1.000	100.00	0.00	0.00	\$48,300
2: Car Shed	1		E	1910	1910	115	P		\$36.54	0.85	\$12.42	18'x18'	\$4,025	80%	\$810	0%	100%	0.890	1.000	100.00	0.00	0.00	\$700
3: Car Shed	1		E	2003	2003	22	F		\$34.96	0.85	\$9.82	18'x20'	\$3,534	45%	\$1,940	0%	100%	0.890	1.000	100.00	0.00	0.00	\$1,700