

89-06-26-430-812.000-009

JOHNSON, GLORIA

115 E PEARL ST

510, 1 Family Dwell - Platted Lot

CLAY-255065 (025)/255065- 1/2

General Information

Parcel Number 89-06-26-430-812.000-009
Local Parcel Number 18-26-430-812.000-25

Tax ID: 025-00123-00

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) 115 E PEARL ST GREENSFORK, IN 47345

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

Ownership

JOHNSON, GLORIA
PO BOX 191
GREENS FORK, IN 47345

Legal

PT LOT 52 SE SEC 26-17-13 EXC 40 FT OFF ENTIRE S END EXC 40 FT



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 03/25/2024 and 01/01/1900.

Notes

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

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. Rows show valuation details for 2025 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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1316 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

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

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	190	\$13,800
Porch, Open Frame	48	\$4,300

Plumbing

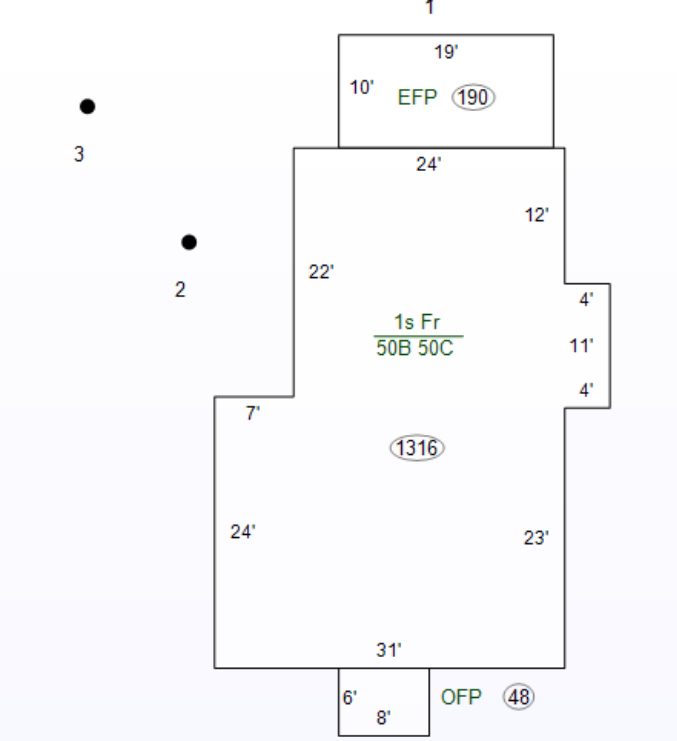
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	1
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 1Fr	1316	1316	\$125,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	658	0	\$27,600	
Crawl	658	0	\$6,400	
Slab				

Total Base \$159,500

Adjustments 1 Row Type Adj. x 1.00 \$159,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$161,100

Sub-Total, 1 Units

Exterior Features (+) \$18,100 \$179,200

Garages (+) 0 sqft \$0 \$179,200

Quality and Design Factor (Grade) 0.95

Location Multiplier 0.85

Replacement Cost \$144,704

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	Wood Fr	C-1	1930	1956	69	A		0.85		1,974 sqft	\$144,704	42%	\$83,930	0%	100%	0.890	1.000	100.00	0.00	0.00	\$74,700
2: Detached Garage/Boat H	1	Wood Fr	D	1920	1920	105	A	\$59.52	0.85	\$40.47	12'x20'	\$9,714	50%	\$4,860	0%	100%	0.890	1.000	100.00	0.00	0.00	\$4,300
3: Type 3 Barn	1	T3AW	C	1997	1997	28	A	\$15.86	0.85		40' x 64' x 12'	\$26,396	50%	\$13,200	0%	100%	0.890	1.000	100.00	0.00	0.00	\$11,700