

89-06-26-440-109.000-009

BEERS, JERRY & PHYLLIS UND

133 E PEARL ST

511, 1 Family Dwell - Unplatted (0 to 9.9

CLAY/HARRISON-955063 (1/2

General Information

Parcel Number 89-06-26-440-109.000-009
Local Parcel Number 18-26-440-109.000-25

Tax ID: 025-00010-00

Routing Number

Property Class 511 RENTAL
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE

Township CLAY TOWNSHIP

District 009 (Local 025) GREENS FORK TOWN

School Corp 8305 NETTLE CREEK

Neighborhood 955063-025 CLAY/HARRISON-955063 (025)

Section/Plat 1826440

Location Address (1) 133 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

JERRY & PHYLLIS UND 2/3
BRYAN & CHERYL BEERS 1/3
131 E PEARL ST
GREENS FORK, IN 473450172

Legal

PT 60X378 FT SE SEC 26-17-13 0.50A

Transfer of Ownership

Date 01/01/1900 Owner JERRY & PHYLLIS U Doc ID Code Book/Page Adj Sale Price V/I



Res

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

Table with 7 columns: Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Valuation (Land, Improvement, Total). Rows include 2023 and 2024 data for various categories.

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

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. Rows for Land Type 9 and 82.

Notes

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

Land Computations

Table with 2 columns: Description and Value. Rows include Calculated Acreage (0.50), Actual Frontage (0), Developer Discount, Parcel Acreage (0.50), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.03), 83 UT Towers NV (0.00), 9 Homesite (0.47), 91/92 Acres (0.00), Total Acres Farmland (0.00), 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 (\$13,200), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$13,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$13,200).

Data Source External Only

Collector 03/01/2024 js

Appraiser

Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2640 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	240	\$12,000

Plumbing

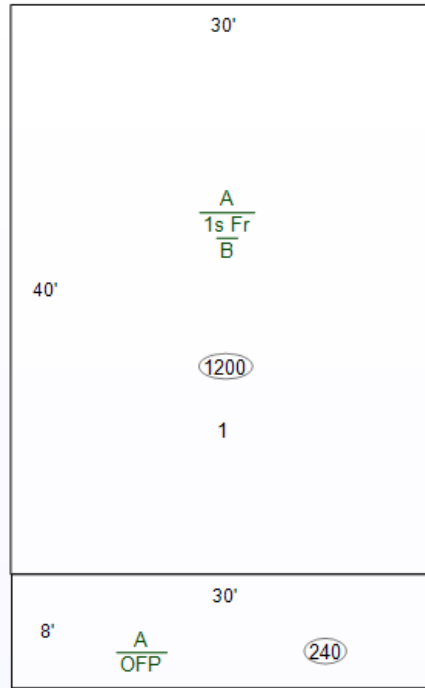
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1200	1200	\$117,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	1440	1440	\$28,900	
Bsmt	1200	0	\$39,200	
Crawl				
Slab				

Total Base \$185,800
Adjustments 1 Row Type Adj. x 1.00 \$185,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800 = \$3,200
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$189,000

Sub-Total, 1 Units

Exterior Features (+)	\$12,000	\$201,000
Garages (+) 0 sqft	\$0	\$201,000
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.85	

Replacement Cost \$179,393

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	1920	1920	105 A		0.85		3,840 sqft	\$179,393	45%	\$98,670	5%	100%	1.190	1.000	100.00	0.00	0.00	\$111,500
2: Type 2 Barn	1		D	1920	1920	105 P	\$37.01	0.85		36' x 40' x 16'	\$36,236	80%	\$7,250	50%	100%	1.190	1.000	0.00	0.00	100.00	\$4,300