

89-06-35-000-101.000-008

TOWN OF GREENS FORK

9292 SWOVELAND RD

640, Exempt, Municipality

CLAY COM-955529 (005)/95 1/2

General Information

Parcel Number 89-06-35-000-101.000-008
Local Parcel Number 18-35-000-101.005-05

Tax ID: 005-00113-00

Routing Number

Property Class 640 Exempt, Municipality

Year: 2025

Location Information

County WAYNE

Township CLAY TOWNSHIP

District 008 (Local 005) CLAY TOWNSHIP

School Corp 8305 NETTLE CREEK

Neighborhood 955529-005 CLAY COM-955529 (005)

Section/Plat 1835000

Location Address (1) 9292 SWOVELAND RD GREENSFORK, IN 47345

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

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

Ownership

TOWN OF GREENS FORK PO BOX 193 GREENS FORK, IN 47345

Legal

NW COR NW SEC 35-17-13 3.75A



Transfer of Ownership

Date 01/01/1900 Owner TOWN OF GREENS F Doc ID Code Book/Page Adj Sale Price V/I CO /

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION
6/12/2024 CYCLICAL: 25PAY26 REASSESSMENT: -BB/NEXUS
5/11/2016 : 2017 GENERAL REVAL PHASE 3

Exempt

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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Values range from \$0 to \$82,500.

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

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. Values include 11, A, 0, 3.750000, 1.00, \$8,200, \$8,200, \$30,750, 0%, 1.0000, 0.00, 0.00, 100.00, \$30,750.

Land Computations

Table with 2 columns: Description, Value. Includes Calculated Acreage (3.75), Actual Frontage (0), Developer Discount, Parcel Acreage (3.75), 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 (3.75), 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 (\$30,800), Total Value (\$30,800).

Data Source External Only

Collector 03/01/2024 js

Appraiser

Nexus

General Information

Occupancy	C/I Building	Pre. Use	General Office
Description	Mixed Use Com	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(84')
Heating	440 sqft
A/C	440 sqft
Sprinkler	

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0
Kitchen Sinks	0	0	0	0
Water Heaters	0	0	0	0
Add Fixtures	0	3	3	
Total	0	0	3	3

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

Description	Area	Value
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Special Features

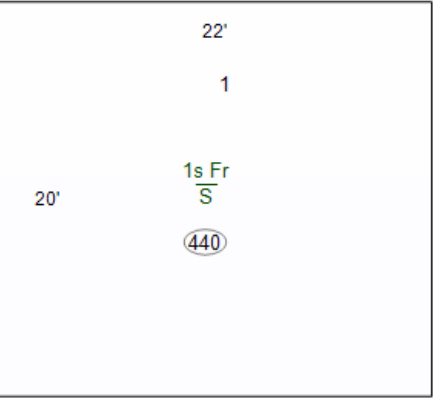
Description	Value
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Other Plumbing

Description	Value
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Building Computations

Sub-Total (all floors)	\$85,501
Racquetball/Squash	\$0
Theater Balcony	\$0
Plumbing	\$4,800
Other Plumbing	\$0
Special Features	\$0
Exterior Features	\$0
Sub-Total (building)	\$90,301
Quality (Grade)	\$1
Location Multiplier	0.85
Repl. Cost New	\$76,756



Floor/Use Computations

Pricing Key	GCR
Use	GENOFF
Use Area	440 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	84'
PAR	19
# of Units / AC	0 / N

Avg Unit sz dpth	
Floor	1
Wall Height	10'

Base Rate	\$197.85
Frame Adj	\$0.00
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00

Adj Base Rate	\$197.85
BPA Factor	1.00
Sub Total (rate)	\$197.85

Interior Finish	(\$3.53)
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00

Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$194.32
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$85,501

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	2003	2003	22 A		0.85		440 sqft	\$76,756	36%	\$49,120	0%	100%	1.000	1.000	0.00	0.00	100.00	\$49,100
2: Fencing	1	9 Gauge	C	2004	2004	21 A	\$15.94	0.85	\$18.55	670' x 6'	\$13,130	80%	\$2,630	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,600
3: Utility Shed	1	SV	C	2015	2015	10 A		0.85		12'x16'		30%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$0
4: Utility Shed	1	SV	C	2005	2005	20 A		0.85		12'x12'		50%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$0