

89-06-35-000-103.000-009

General Information

Parcel Number
89-06-35-000-103.000-009

Local Parcel Number
18-35-000-103.000-25

Tax ID:
025-00251-00

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
1835000

Location Address (1)
31 WASHINGTON 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

WILLIAMS, JAMES A & VICKIE C

Ownership

WILLIAMS, JAMES A & VICKIE CHER
31 WASHINGTON ST
GREENS FORK, IN 47345

Legal

LOT 9 CAROL ADDITION



31 WASHINGTON ST

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
01/01/1900	WILLIAMS, JAMES A		CO		/		I

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

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION
3/7/2025 Misc: 2025 GENERAL REVAUATION
6/13/2024 Misc: 2025 GENERAL REVAL
7/10/2020 Misc: 2021 GENERAL REVAL

Res

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

2025	Assessment Year	2025	2024	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
03/07/2025	As Of Date	04/22/2025	10/24/2024	04/17/2024	04/20/2023	04/22/2022
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	☐	☒	☐	☐	☐
\$4,700	Land	\$4,700	\$4,100	\$4,100	\$3,700	\$3,700
\$4,700	Land Res (1)	\$4,700	\$4,100	\$4,100	\$3,700	\$3,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$93,200	Improvement	\$93,200	\$80,100	\$80,100	\$73,500	\$73,900
\$93,200	Imp Res (1)	\$93,200	\$80,100	\$80,100	\$57,900	\$57,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$15,600	\$16,000
\$97,900	Total	\$97,900	\$84,200	\$84,200	\$77,200	\$77,600
\$97,900	Total Res (1)	\$97,900	\$84,200	\$84,200	\$61,600	\$61,600
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$15,600	\$16,000

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

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
F	F		146	146x95	0.98	\$44	\$43	\$6,278	-25%	1.0000	100.00	0.00	0.00	\$4,710

Land Computations

Calculated Acreage	0.32
Actual Frontage	146
Developer Discount	☐
Parcel Acreage	0.32
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	0.32
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	\$4,700
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$4,700

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	1590 sqft	
Make		

Floor Finish		
☐ Earth	☐ Tile	
☐ Slab	☒ Carpet	
☒ Sub & Joist	☐ Unfinished	
☐ Wood	☐ Other	
☐ Parquet		
Wall Finish		
☒ Plaster/Drywall	☐ Unfinished	
☐ Paneling	☐ Other	
☐ Fiberboard		

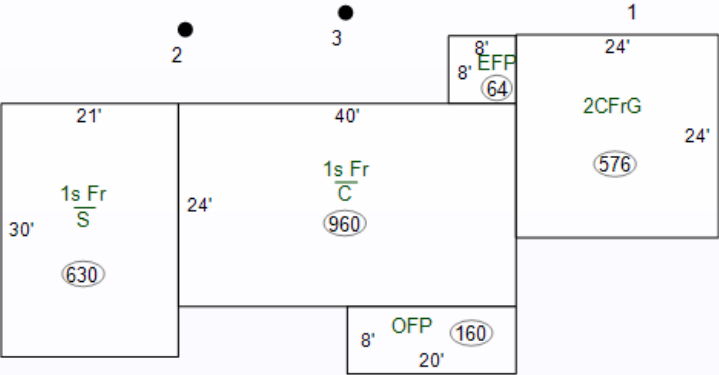
Roofing		
☐ Built-Up	☐ Metal	☒ Asphalt
☐ Wood Shingle		☐ Slate
		☐ Tile
		☐ Other

Exterior Features		
Description	Area	Value
Porch, Enclosed Frame	64	\$7,800
Porch, Open Frame	160	\$8,300

Plumbing		
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations	
Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	8

Heat Type	
Central Warm Air	



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1590	1590	\$140,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		960	0	\$7,400	
Slab		630	0	\$0	
		Total Base			\$147,800
Adjustments		1 Row Type Adj. x 1.00			\$147,800
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1590	\$5,000
No Elec (-)					\$0
Plumbing (+ / -)			5 – 5 = 0 x \$0		\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$152,800
Sub-Total, 1 Units					
Exterior Features (+)				\$16,100	\$168,900
Garages (+) 576 sqft				\$24,700	\$193,600
Quality and Design Factor (Grade)					0.85
Location Multiplier					0.85
Replacement Cost					\$139,876

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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	D+1	1954	1976	49	A		0.85		1,590 sqft	\$139,876	40%	\$83,930	0%	100%	0.890	1.000	100.00	0.00	0.00	\$74,700
2: Detached Garage/Boat H	1	Wood Fr	C	2002	2002	23	A	\$36.00	0.85	\$30.60	24'x36'	\$26,438	22%	\$20,620	10%	100%	0.890	1.000	100.00	0.00	0.00	\$16,500
3: Porch- Open frame or equ	1		C	2002	2002	23	A		0.85		4'x8'	\$2,890	22%	\$2,250	0%	100%	0.890	1.000	100.00	0.00	0.00	\$2,000