

89-06-35-000-108.000-009

General Information

Parcel Number
89-06-35-000-108.000-009

Local Parcel Number
18-35-000-108.000-25

Tax ID:
025-00170-00

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)
21 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

THOMPSON, DONALD & NATAS

Ownership

THOMPSON, DONALD & NATASHA
21 WASHINGTON ST
GREENS FORK, IN 47345

Legal

LOT 4 CAROL ADDN; LOT 5 CAROL ADDN

21 WASHINGTON ST

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/22/2016	THOMPSON, DONAL	2016003133	QC	/	\$90,000	I
12/09/2013	GREGORY, JULIE A &	AC#7535	CO	/	\$0	I
11/26/2013	GREGORY, JULIE A &	2013010322	CT	/	\$0	I
08/22/2007	GREGORY, JULIE A &	2007008485	CO	/	\$0	I
01/01/1900	MEADOWS, ROBERT	2007008485	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
6/6/2024 Appeal: 2024 APPEAL DECISION
8/9/2022 Misc: 2022 APPEAL DECISION: SALES APPROACH



Res

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

2025	Assessment Year	2025	2025	2024	2024	2023
WIP	Reason For Change	AA	AA	APP DECISION	AA	AA
04/04/2025	As Of Date	04/22/2025	04/22/2025	06/06/2024	04/17/2024	04/20/2023
Indiana Cost Mod	Valuation Method	Other (external)	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	☐	☒	☒	☐	☐
\$6,500	Land	\$5,500	\$6,500	\$5,500	\$5,500	\$5,200
\$6,500	Land Res (1)	\$5,500	\$6,500	\$5,500	\$5,500	\$5,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$95,600	Improvement	\$78,300	\$95,600	\$78,300	\$86,100	\$79,000
\$95,600	Imp Res (1)	\$78,300	\$95,600	\$78,300	\$86,100	\$79,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$102,100	Total	\$83,800	\$102,100	\$83,800	\$91,600	\$84,200
\$102,100	Total Res (1)	\$83,800	\$102,100	\$83,800	\$91,600	\$84,200
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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		120	120x236	1.22	\$44	\$54	\$6,480	0%	1.0000	100.00	0.00	0.00	\$6,480

Land Computations

Calculated Acreage	0.65
Actual Frontage	120
Developer Discount	☐
Parcel Acreage	0.65
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	0.65
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	\$6,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$6,500

Data Source External Only

Collector 03/01/2024 js

Appraiser

Nexus

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

2

Style

N/A

Finished Area

2422 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
Patio, Concrete	265	\$2,000
Canopy, Shed Type	265	\$2,100

Plumbing

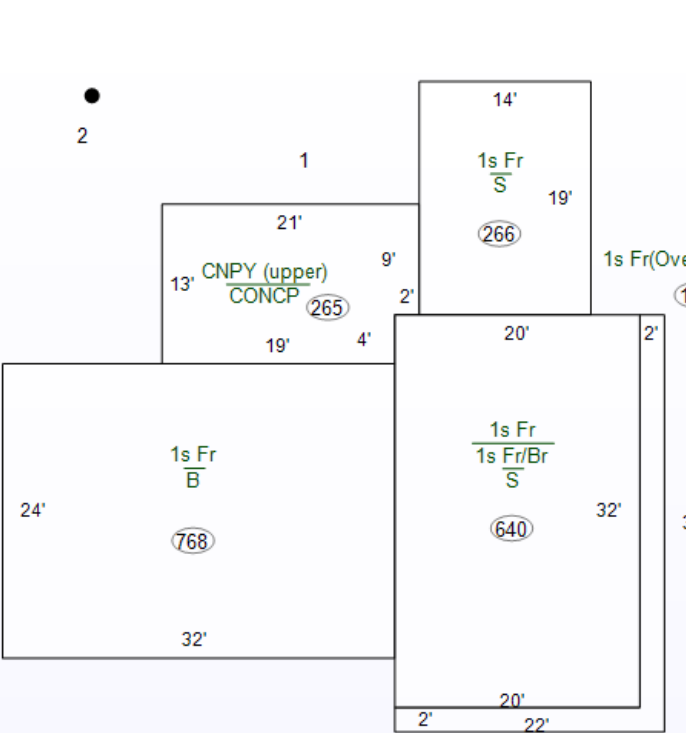
	#	TF
Full Bath	2	6
Half Bath	2	4
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	6	12

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	91A	1674	1674	\$148,100	
2	1Fr	748	748	\$44,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		768	0	\$30,100	
Crawl					
Slab		906	0	\$0	
				Total Base	\$222,200
Adjustments				1 Row Type Adj. x 1.00	\$222,200
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				MS:1 MO:1	\$4,500
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				12 - 5 = 7 x \$800	\$5,600
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$232,300
				Sub-Total, 1 Units	
Exterior Features (+)				\$4,100	\$236,400
Garages (+) 0 sqft				\$0	\$236,400
Quality and Design Factor (Grade)				0.95	
Location Multiplier				0.85	
				Replacement Cost	\$190,893

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	2	1/6 Maso	C-1	1955	1955	70 A		0.85		3,190 sqft	\$190,893	42%	\$110,720	15%	100%	0.890	1.000	100.00	0.00	0.00	\$83,800
2: Detached Garage/Boat H	1	Wood Fr	D	1955	1955	70 A	\$41.04	0.85	\$27.91	24'x28'	\$18,754	47%	\$9,940	15%	100%	0.890	1.000	100.00	0.00	0.00	\$7,500
3: Gazebo	1		D	2023	2023	2 A	\$44.91	0.85	\$30.54	12'x14'	\$5,131	5%	\$4,870	0%	100%	0.890	1.000	100.00	0.00	0.00	\$4,300