

89-07-05-330-103.000-013

General Information

Parcel Number
89-07-05-330-103.000-013

Local Parcel Number
08-05-330-103.000-08

Tax ID:
008-00021-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County
WAYNE

Township
GREENE TOWNSHIP

District 013 (Local 008)
GREENE TOWNSHIP

School Corp 8375
NORTHEASTERN WAYNE

Neighborhood 985073-008
GREENE-985073 (008)

Section/Plat
0805330

Location Address (1)
8324 PLEASANT ST
WILLIAMSBURG, IN 47393

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2028

ANKROM, WAYNE EARL & EST

Ownership

ANKROM, WAYNE EARL & ESTHER L
PO BOX 93 PLEASANT ST
WILLIAMSBURG, IN 47393

Legal

LOT 72 MILO CRANOR

8324 PLEASANT ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	ANKROM, WAYNE EA		CO	/		I

510, 1 Family Dwell - Platted Lot

GREENE-985073 (008)/9850 1/2

Notes

6/29/2023 Misc: 2024 GENERAL REVAL



Res

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
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	☐	☐	☐	☐	☐
\$8,500	Land	\$8,500	\$7,400	\$6,700	\$6,600	\$6,600
\$8,500	Land Res (1)	\$8,500	\$7,400	\$6,700	\$6,600	\$6,600
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$88,100	Improvement	\$88,100	\$77,000	\$69,300	\$70,100	\$64,400
\$88,100	Imp Res (1)	\$88,100	\$77,000	\$68,100	\$68,900	\$63,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$1,200	\$1,200	\$1,200
\$96,600	Total	\$96,600	\$84,400	\$76,000	\$76,700	\$71,000
\$96,600	Total Res (1)	\$96,600	\$84,400	\$74,800	\$75,500	\$69,800
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$1,200	\$1,200	\$1,200

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
9	A		0	0.242400	2.00	\$17,500	\$35,000	\$8,484	0%	1.0000	100.00	0.00	0.00	\$8,480

Land Computations

Calculated Acreage	0.24
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.24
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.24
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	\$8,500
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$8,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$8,500

Data Source External Only

Collector 05/17/2023 js

Appraiser 06/29/2023 Nexus

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1 1/2

Style

N/A

Finished Area

1428 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☒ Slab

☒ Carpet

☒ Sub & Joist

☒ Unfinished

☐ Wood

☐ Other

☐ Parquet

Wall Finish

☒ Plaster/Drywall

☒ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

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

3

Living Rooms

1

Dining Rooms

1

Family Rooms

1

Total Rooms

8

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

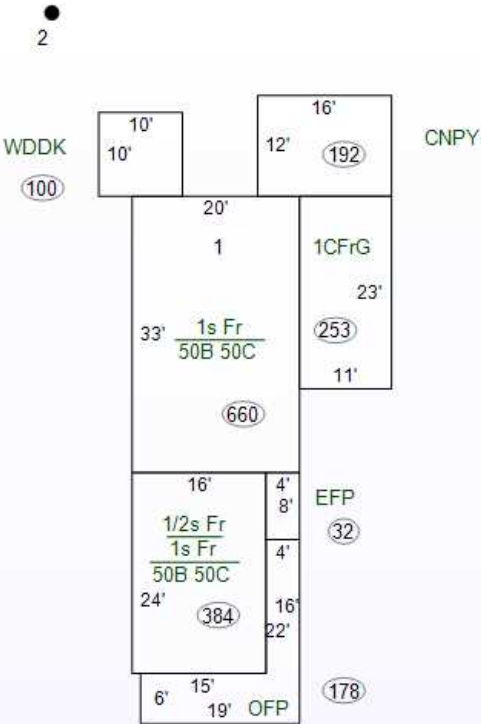
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Wood Deck	100	\$2,800
Canopy, Shed Type	192	\$1,600
Porch, Open Frame	178	\$9,200
Porch, Enclosed Frame	32	\$4,800



Specialty Plumbing

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

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1044	1044	\$108,400	
2					
3					
4					
1/4					
1/2	1Fr	384	384	\$21,700	
3/4					
Attic					
Bsmt		522	0	\$24,700	
Crawl		522	0	\$5,900	
Slab					
				Total Base	\$160,700
Adjustments				1 Row Type Adj. x 1.00	\$160,700
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1044 1/2:384	\$4,300
No Elec (-)					\$0
Plumbing (+ / -)				5 – 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$165,000
				Sub-Total, 1 Units	
Exterior Features (+)				\$18,400	\$183,400
Garages (+) 253 sqft				\$12,800	\$196,200
Quality and Design Factor (Grade)				0.85	
Location Multiplier				0.85	
				Replacement Cost	\$141,755

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 1/2	Wood Fr	D+1	1920	1970	55 A		0.85		1,950 sqft	\$141,755	45%	\$77,960	5%	100%	1.190	1.000	100.00	0.00	0.00	\$88,100
2: Utility Shed	1	SV	D	2013	2013	12 A		0.85		8'x10'		35%		0%	100%	1.190	1.000	100.00	0.00	0.00	\$0