

89-07-05-330-302.000-013

SPARKS, DAVID & TONYA KEYS

8288 PLEASANT ST

510, 1 Family Dwell - Platted Lot

GREENE-985073 (008)/9850

1/2

**General Information**

**Parcel Number**  
89-07-05-330-302.000-013

**Local Parcel Number**  
08-05-330-302.000-08

**Tax ID:**  
008-00222-00

**Routing Number**

**Ownership**

SPARKS, DAVID & TONYA KEYSTON  
7544 N STATE ROAD 1  
HAGERSTOWN, IN 47346

**Legal**  
LOT 75 M C

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/09/2018	SPARKS, DAVID & TO	2018003573	QC	/		I
07/24/2012	SPARKS, TONYA A &	2012006079	WD	/	\$22,000	I
02/07/2012	SPARKS, TONYA A &	2012000911	SA	/		I
01/01/1900	HALL, GLEN R & FRE	2012000911	SA	/		I

**Notes**  
6/28/2023 Misc: 2024 GENERAL REVAL

**Property Class 510** RENTAL  
1 Family Dwell - Platted Lot



Res

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)**  
8288 PLEASANT ST  
WILLIAMSBURG, IN 47393

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	<b>Reason For Change</b>	AA	AA	AA	AA	AA
02/19/2025	<b>As Of Date</b>	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$8,500</b>	<b>Land</b>	<b>\$8,500</b>	<b>\$7,400</b>	<b>\$6,700</b>	<b>\$6,600</b>	<b>\$6,600</b>
\$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
<b>\$72,900</b>	<b>Improvement</b>	<b>\$72,900</b>	<b>\$63,200</b>	<b>\$74,600</b>	<b>\$75,400</b>	<b>\$68,800</b>
\$72,900	Imp Res (1)	\$72,900	\$63,200	\$74,600	\$75,400	\$68,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$81,400</b>	<b>Total</b>	<b>\$81,400</b>	<b>\$70,600</b>	<b>\$81,300</b>	<b>\$82,000</b>	<b>\$75,400</b>
\$81,400	Total Res (1)	\$81,400	\$70,600	\$81,300	\$82,000	\$75,400
\$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
9	A		0	0.242400	2.00	\$17,500	\$35,000	\$8,484	0%	1.0000	100.00	0.00	0.00	\$8,480

**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

Data Source External Only

Collector 05/17/2023 js

Appraiser 06/28/2023 Nexus

**Land Computations**

Calculated Acreage	0.24
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
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
<b>Total Value</b>	<b>\$8,500</b>

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1168 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	176	\$1,300

**Plumbing**

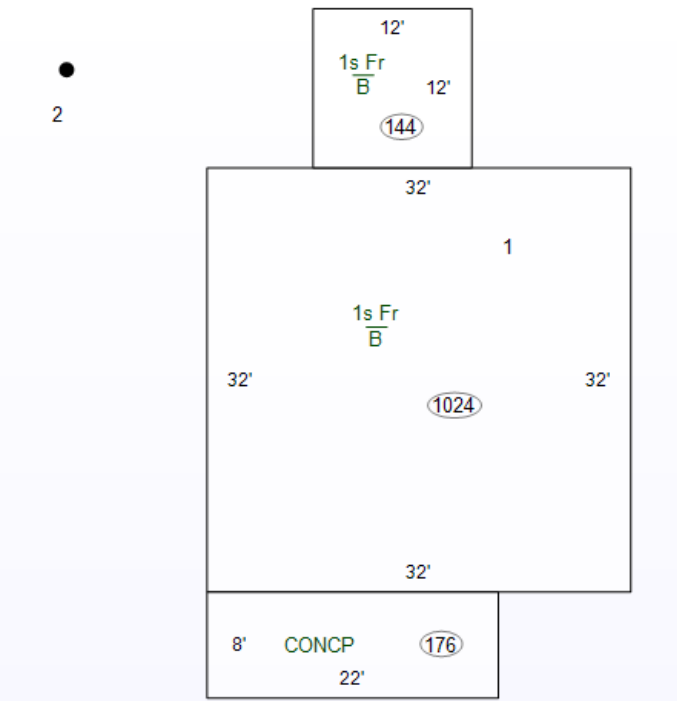
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1168	1168	\$116,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1168	0	\$38,600	
Crawl				
Slab				

**Total Base** \$154,800

**Adjustments** 1 Row Type Adj. x 1.00 \$154,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1168 \$4,200
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$159,000

**Sub-Total, 1 Units**

Exterior Features (+) \$1,300 \$160,300

Garages (+) 0 sqft \$0 \$160,300

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.85

**Replacement Cost** \$115,817

**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	D+1	1945	1945	80 A		0.85		2,336 sqft	\$115,817	50%	\$57,910	0%	100%	1.190	1.000	100.00	0.00	0.00	\$68,900
2: Detached Garage/Boat H	1	Wood Fr	D	1945	1945	80 F	\$59.52	0.85	\$40.47	12'x20'	\$9,714	65%	\$3,400	0%	100%	1.190	1.000	100.00	0.00	0.00	\$4,000