

89-07-06-440-208.000-013

MERK HOLDINGS IN 1 LLC

8325 MAIN ST

510, 1 Family Dwell - Platted Lot

GREENE-985073 (008)/9850 1/2

General Information

Parcel Number
89-07-06-440-208.000-013

Local Parcel Number
08-06-440-208.000-08

Tax ID:
008-00408-00

Routing Number

Ownership

MERK HOLDINGS IN 1 LLC
914 CANTERBURY TRL
RICHMOND, IN 47374

Legal

LOT 7

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/02/2019	MERK HOLDINGS IN	2019003341	CM	/	\$5,200	I
03/26/2019	BOARD OF COMMISS	2019002219	TS	/		I
03/11/2011	COOK, JOHN & JULIE	2011001733	QC	/	\$18,000	I
05/07/2008	BROCKMAN, DAVID	2008004170	PR	/		I
01/01/1900	RETFERFORD, PAUL	2008004170	PR	/		I

Notes

7/6/2021 Misc: 2021 APPEAL DECISION: INCOME APPROACH TO VALUE

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
0806440

Location Address (1)
8325 MAIN 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	Reason For Change	AA	AA	AA	AA	Inf
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	07/06/2021
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
\$8,800	Land	\$8,800	\$7,600	\$7,000	\$6,900	\$6,900
\$8,800	Land Res (1)	\$8,800	\$7,600	\$7,000	\$6,900	\$6,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$18,100	Improvement	\$18,100	\$18,100	\$18,100	\$18,100	\$18,100
\$18,100	Imp Res (1)	\$18,100	\$18,100	\$18,100	\$18,100	\$18,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$26,900	Total	\$26,900	\$25,700	\$25,100	\$25,000	\$25,000
\$26,900	Total Res (1)	\$26,900	\$25,700	\$25,100	\$25,000	\$25,000
\$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	0.250000	2.00	\$17,500	\$35,000	\$8,750	0%	1.0000	100.00	0.00	0.00	\$8,750

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 05/15/2023 js Appraiser 05/15/2023 Nexus

Land Computations

Calculated Acreage	0.25
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.25
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.25
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	\$8,800
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$8,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$8,800

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2978 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
Porch, Open Frame	180	\$9,200
Porch, Enclosed Frame	144	\$11,600
Canopy, Shed Type	264	\$2,100
Patio, Concrete	264	\$2,000
Wood Deck	108	\$2,800
Patio, Concrete	250	\$1,900

Plumbing

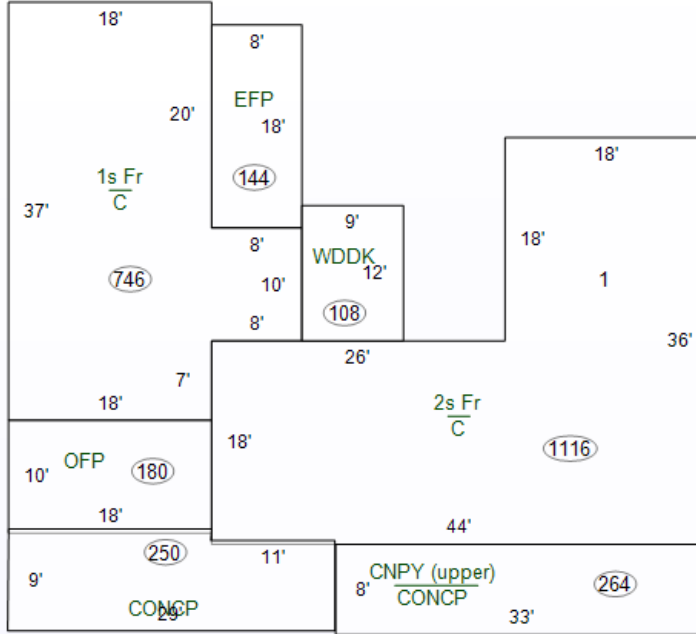
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1862	1862	\$157,400	
2	1Fr	1116	1116	\$56,100	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1862	0	\$10,600	
Slab					

Total Base \$224,100

Adjustments 1 Row Type Adj. x 1.00 \$224,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1862 2:1116	\$7,800
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$231,900

Sub-Total, 1 Units

Exterior Features (+)	\$29,600	\$261,500
Garages (+) 0 sqft	\$0	\$261,500
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85

Replacement Cost \$188,934

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	SV	D+1	1900	1900	125	P		0.85		2,978 sqft		75%		55%	100%	1.190	1.000	100.00	0.00	0.00	\$18,100