

89-07-07-000-105.000-013

TODD, OWEN DANIEL

7893 LEWIS RD

511, 1 Family Dwell - Unplatted (0 to 9.9

GREENE-985073 (008)/9850

1/2

General Information	
Parcel Number	89-07-07-000-105.000-013
Local Parcel Number	08-07-000-105.000-08
Tax ID:	008-00236-00
Routing Number	

Ownership	
TODD, OWEN DANIEL	
7893 LEWIS RD	
WILLIAMSBURG, IN 47393	
Legal	
PT NW 1/4 SEC 7-17-14	9.64A

Transfer of Ownership							
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	W/I	
10/18/2022	TODD, OWEN DANIE	2022010385	WD	/	\$155,000	I	
06/29/2021	DAVIS, JOSHUA & MI	2021006549	WD	/	\$139,000	I	
07/17/2019	WALKER, LENA R	2019005379	WD	/	\$119,900	V	
03/12/2019	TAYLOR, KETA	2019001896	CW	/	\$114,900	V	
01/11/2019	CASEBOLT, STEVEN	2019000197	SH	/	\$48,001	I	
01/01/1900	WILLIAMS, CHRISTO		CO	/		I	

Notes	
6/20/2023	Misc: 2024 GENERAL REVALUATION
8/18/2020	Misc: 2021 GENEREAL REVAL
10/23/2019	Misc: 2020: CHANGE CORRECT LAND SFD COND GD, ADD CNPY/CONCP, EFP, AND WDDK PER F/C 10/21/19

Property Class 511  
1 Family Dwell - Unplatted (0 to 9.9



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	0807000
Location Address (1)	7893 LEWIS RD WILLIAMSBURG, IN 47345

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$40,000</b>	Land	<b>\$40,000</b>	<b>\$34,800</b>	<b>\$31,800</b>	<b>\$31,000</b>	<b>\$31,000</b>
\$17,500	Land Res (1)	\$17,500	\$15,200	\$13,900	\$13,700	\$13,700
\$22,500	Land Non Res (2)	\$22,500	\$19,600	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$17,900	\$17,300	\$17,300
<b>\$81,500</b>	Improvement	<b>\$81,500</b>	<b>\$70,800</b>	<b>\$71,400</b>	<b>\$72,200</b>	<b>\$66,400</b>
\$81,500	Imp Res (1)	\$81,500	\$70,800	\$63,900	\$64,600	\$59,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$7,500	\$7,600	\$7,300
<b>\$121,500</b>	Total	<b>\$121,500</b>	<b>\$105,600</b>	<b>\$103,200</b>	<b>\$103,200</b>	<b>\$97,400</b>
\$99,000	Total Res (1)	\$99,000	\$86,000	\$77,800	\$78,300	\$72,800
\$22,500	Total Non Res (2)	\$22,500	\$19,600	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$25,400	\$24,900	\$24,600

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	1.000000	1.00	\$17,500	\$17,500	\$17,500	0%	1.0000	100.00	0.00	0.00	\$17,500
91	A		0	4.000000	1.00	\$3,900	\$3,900	\$15,600	0%	1.0000	0.00	100.00	0.00	\$15,600
91	A		0	4.440000	1.00	\$3,900	\$3,900	\$17,316	-60%	1.0000	0.00	100.00	0.00	\$6,930
82	A		0	0.200000	1.00	\$2,390	\$2,390	\$478	-100%	1.0000	0.00	100.00	0.00	\$0

Market Model	
N/A	
Characteristics	
Topography	Flood Hazard
Level	<input type="checkbox"/>
Public Utilities	ERA
Electricity	<input type="checkbox"/>
Streets or Roads	TIF
Paved	<input type="checkbox"/>
Neighborhood Life Cycle Stage	
Static	

Land Computations	
Calculated Acreage	9.64
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	9.64
81 Legal Drain NV	0.00
82 Public Roads NV	0.20
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	8.44
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	\$17,500
91/92 Value	\$22,500
Supp. Page Land Value	
CAP 1 Value	\$17,500
CAP 2 Value	\$22,500
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$40,000</b>

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 05/04/2023 js

Appraiser 05/04/2023 Nexus

**General Information**

Occupancy Single-Family  
 Description Residential Dwelling  
 Story Height 1  
 Style N/A  
 Finished Area 864 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
Canopy, Shed Type	32	\$400
Patio, Concrete	32	\$200
Porch, Enclosed Frame	88	\$9,400
Wood Deck	80	\$2,300

**Plumbing**

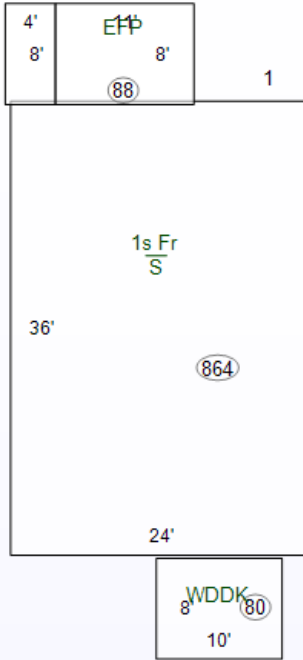
# TF  
 Full Bath 1 3  
 Half Bath 0 0  
 Kitchen Sinks 1 1 (32)  
 Water Heaters 1 1  
 Add Fixtures 1 1  
**Total** 4 6

**Accommodations**

Bedrooms 2  
 Living Rooms 1  
 Dining Rooms 1  
 Family Rooms 0  
**Total Rooms** 5

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	864	864	\$94,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	864	0	\$0	

**Total Base** \$94,800

**Adjustments** 1 Row Type Adj. x 1.00 \$94,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:864 \$4,400
No Elec (-)	\$0
Plumbing (+ / -)	6 - 5 = 1 x \$800 \$800
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$100,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$12,300	\$112,300
Garages (+) 0 sqft	\$0	\$112,300
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	

**Replacement Cost** \$85,910

**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+2	1958	1975	50	G		0.85		864 sqft	\$85,910	35%	\$55,840	0%	100%	1.190	1.000	100.00	0.00	0.00	\$66,400
2: Detached Garage/Boat H	1	Wood Fr	D	2001	2001	24	P	\$33.88	0.85	\$23.04	23'x46'	\$24,375	48%	\$12,670	0%	100%	1.190	1.000	100.00	0.00	0.00	\$15,100
3: Utility Shed	1	SV	D	1900	1900	125	A		0.85		16'x20'		65%		0%	100%	1.190	1.000	100.00	0.00	0.00	\$0
4: Utility Shed	1	SV	D	1990	1990	35	F		0.85		12'x16'		70%		0%	100%	1.190	1.000	100.00	0.00	0.00	\$0