

General Information

Parcel Number 89-07-31-000-312.002-008
Local Parcel Number 19-31-000-312.020-05

Tax ID: 005-00121-02

Routing Number

Property Class 101
Cash Grain/General Farm

Year: 2025

Location Information

County WAYNE
Township CLAY TOWNSHIP
District 008 (Local 005) CLAY TOWNSHIP
School Corp 8305 NETTLE CREEK
Neighborhood 955063-005 CLAY/HARRISON-955063 (005)
Section/Plat 1931000
Location Address (1) 3439 & 3441 SOWERS RD GREENSFORK, IN 47330

Ownership

KING, DAVID & ESTHER
3439 SOWERS RD
GREENS FORK, IN 47345

Legal

PT SW 31-17-14 45.228A



Transfer of Ownership

Date 01/01/1900 Owner KING, DAVID & ESTH Doc ID CO Book/Page Adj Sale Price V/I

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION
7/16/2020 Misc: 2021- GENERAL REVAL-
6/1/2020 Misc: 2020 INFORMAL: CHANGE SILO(X2) AND SLURRY TANK TO FR COND WITH 75% OBSOL. REMOVE QUONSET, CORN CRIB, CNPY, AND POULTRY HSE
8/26/2019 Misc: 2020: SPLIT 16.046A TO 005-00121-03 PER INSTR#2019002498 ADD OBSOL TO SILOS
12/26/2018 Misc: 2019 NEW CONSTRUCTION: REMOVED MOBILE HOME, EFP, OFP, & 2 SHEDS PER F/C 12/5/2018
2019 - SLURRY TANK CORRECTION 2/14/2019

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

Table with columns for Assessment Year (2025, 2024), Reason For Change (AA), As Of Date (04/22/2025, 10/24/2024, 04/17/2024, 04/20/2023, 04/22/2022), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), Land (\$103,800), Land Res (1) (\$18,400), Land Non Res (2) (\$85,400), Land Non Res (3) (\$0), Improvement (\$386,300), Imp Res (1) (\$332,700), Imp Non Res (2) (\$40,300), Imp Non Res (3) (\$13,300), Total (\$490,100), Total Res (1) (\$351,100), Total Non Res (2) (\$125,700), Total Non Res (3) (\$13,300)

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 100', CI 100' X 100')

Table with columns: 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. Rows include various land parcels with their respective characteristics and values.

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

Data Source External Only

Collector 03/01/2024 js

Appraiser

Nexus

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (45.23), Actual Frontage (0), Developer Discount, Parcel Acreage (45.23), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.27), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (43.95), Farmland Value (\$85,410), Measured Acreage (43.95), Avg Farmland Value/Acre (1943), Value of Farmland (\$85,400), Classified Total (\$0), Farm / Classified Value (\$85,400), Homesite(s) Value (\$18,400), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$18,400), CAP 2 Value (\$85,400), CAP 3 Value (\$0), Total Value (\$103,800)

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 3168 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
Stoop, Masonry	108	\$3,200
Canopy, Roof Extension	108	\$1,600
Porch, Open Frame	144	\$8,300
Patio, Concrete	90	\$800

Plumbing

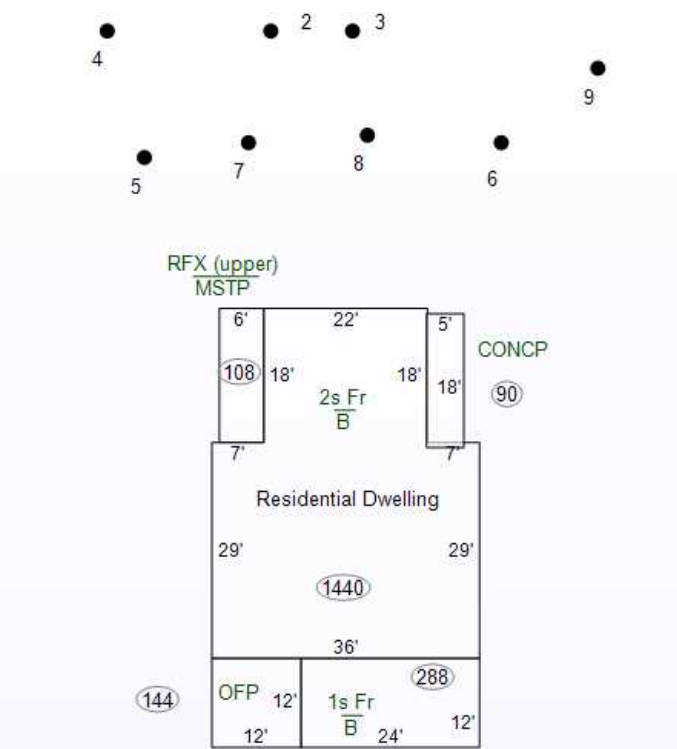
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	5
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	8

Heat Type

No Heat, Wall



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1728	1728	\$149,100	
2 1Fr	1440	1440	\$67,400	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1728	0	\$49,800	
Crawl				
Slab				

Total Base \$266,300

Adjustments 1 Row Type Adj. x 1.00 \$266,300

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	1:1728 2:1440 (\$12,000)
A/C (+)	\$0
No Elec (-)	1:1728 2:1440 (\$20,200)
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$236,500

Sub-Total, 1 Units

Exterior Features (+) \$13,900 \$250,400

Garages (+) 0 sqft \$0 \$250,400

Quality and Design Factor (Grade) 1.00

Location Multiplier 0.85

Replacement Cost \$212,840

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	Wood Fr	C	2004	2004	21	A		0.85		4,896 sqft	\$212,840	22%	\$166,020	0%	100%	1.170	1.000	100.00	0.00	0.00	\$194,200
2: Silo	1	Steel	C	2005	2005	20	F		0.85		14' x 65'	\$33,575	55%	\$15,110	75%	100%	1.170	1.000	0.00	0.00	100.00	\$4,400
3: Silo	1	Steel	C	2005	2005	20	F		0.85		14' x 55'	\$29,580	55%	\$13,310	75%	100%	1.170	1.000	0.00	0.00	100.00	\$3,900
4: Slurry Tank	1	Round	C	2004	2004	21	F		0.85		20602 cf	\$41,678	60%	\$16,670	75%	100%	1.170	1.000	0.00	0.00	100.00	\$4,900
5: Type 3 Barn	1	T3AW	C	2003	2003	22	A	\$14.30	0.85		48' x 80' x 14'	\$45,847	40%	\$27,510	0%	100%	1.170	1.000	0.00	100.00	0.00	\$32,200
6: Type 3 Barn	1	T3AW	C	2003	2005	20	A	\$13.29	0.85		50' x 102' x 16'	\$87,556	40%	\$52,530	0%	100%	1.170	1.000	100.00	0.00	0.00	\$61,500
7: Type 3 Barn	1	T31SO	D	2004	2004	21	A	\$16.05	0.85		15' x 90' x 14'	\$11,501	40%	\$6,900	0%	100%	1.170	1.000	0.00	100.00	0.00	\$8,100
8: Type 3 Barn	1	T3AWI	C	2004	2004	21	A	\$15.20	0.85		40' x 132' x 8'	\$109,669	40%	\$65,800	0%	100%	1.170	1.000	100.00	0.00	0.00	\$77,000
9: Wire Corn Crib	1		D	1940	1940	85	A		0.85		2262 Bushels	\$2,984	65%	\$1,040	90%	100%	1.170	1.000	0.00	0.00	100.00	\$100