

General Information

Parcel Number 89-09-01-000-203.000-008
Local Parcel Number 20-01-000-203.000-05

Tax ID: 005-00052-00

Routing Number

Property Class 100 Vacant Land

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
Location Address (1) SOWERS RD GREENS FORK, IN 47345

Ownership

GOLDEN FARMS LLC
PO BOX 185
CENTERVILLE, IN 47330

Legal

PT NE SEC 1-16-13 50A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 09/14/2009 to 01/01/1900.

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION
3/7/2025 Misc: 2025 GENERAL REVAUATION
7/22/2020 Misc: 2021 GENERAL REVAL
5/12/2016 : 2017 GENERAL REVAL PHASE 3



Agricultural

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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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.

Zoning

ZO01 Residential

Subdivision

Lot

Market Model

N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Electricity

Streets or Roads TIF

Paved

Neighborhood Life Cycle Stage

Static

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Review Group 2029

Data Source External Only

Collector 03/01/2024 js

Appraiser

Nexus

Land Computations

Table with columns: Land Computations, Calculated Acreage (50.00), Actual Frontage (0), Developer Discount, Parcel Acreage (50.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.50), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (49.50), Farmland Value (\$120,160), Measured Acreage (49.50), Avg Farmland Value/Acre (2427), Value of Farmland (\$120,140), Classified Total (\$0), Farm / Classified Value (\$120,100), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$120,100), CAP 3 Value (\$0), Total Value (\$120,100).

