

General Information

Parcel Number 89-09-01-000-408.000-008
Local Parcel Number 20-01-000-408.000-05

Tax ID: 005-00053-00

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 GREENSFORK, IN 47345

Ownership

GOLDEN FARMS LLC
PO BOX 185
CENTERVILLE, IN 47330

Legal

PT N 1/2 SE 1-16-13 60.627A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions 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: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (60.63), Actual Frontage (0), Developer Discount, Parcel Acreage (60.63), 81 Legal Drain NV (0.00), 82 Public Roads NV (1.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (59.63), Farmland Value (\$134,890), Measured Acreage (59.63), Avg Farmland Value/Acre (2262), Value of Farmland (\$134,880), Classified Total (\$0), Farm / Classified Value (\$134,900), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$134,900), CAP 3 Value (\$0), Total Value (\$134,900).

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 4-82.

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

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only

Collector 03/01/2024 js

Appraiser

Nexus

