

General Information

Parcel Number 89-09-09-000-205.000-014
Local Parcel Number 28-09-000-205.008-09

Tax ID: 009-00144-00

Routing Number

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

Year: 2025

Location Information

County WAYNE

Township HARRISON TOWNSHIP

District 014 (Local 009) HARRISON TOWNSHIP

School Corp 8305 NETTLE CREEK

Neighborhood 955063-009 CLAY/HARRISON-955063 (009)

Section/Plat 2809000

Location Address (1) 2066 N WASHINGTON RD GREENSFORK, IN 47327

Zoning

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 2030

Ownership

KING, CHRISTOPHER S & DONNA M 1970 WASHINGTON RD GREENS FORK, IN 47345

Legal

PT NE SEC 9-16-13 9.636A



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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$46,400, \$277,800, \$324,200, etc.).

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Data Source Aerial

Collector 04/01/2021 jf

Appraiser 05/26/2021 gw

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Notes

5/26/2021 Misc: 2022 GENERAL REVALUATION: ADJUST LAND, REMOVE CANOPY, WDDK ADD UTILITY SHED, ADJUST OFF SIZE

Land Computations

Table with columns for various land metrics and values: Calculated Acreage (9.64), Actual Frontage (0), Developer Discount (checkbox), Parcel Acreage (9.64), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (8.64), 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 (\$18,600), 91/92 Value (\$27,800), Supp. Page Land Value, CAP 1 Value (\$18,600), CAP 2 Value (\$27,800), CAP 3 Value (\$0), Total Value (\$46,400).

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	2
Style	N/A
Finished Area	1506 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Porch, Open Frame	992	\$35,800

Plumbing

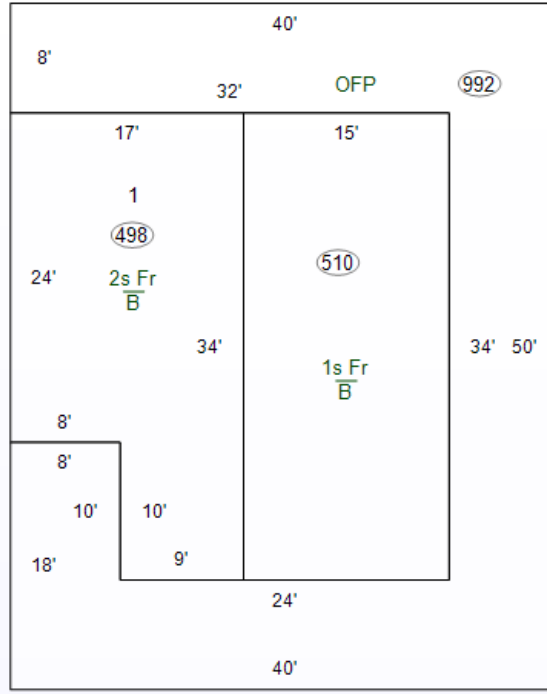
#	TF
Full Bath	2 6
Half Bath	0 0
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	1 1
Total	5 9

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	
Total Rooms	7

Heat Type

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- 5
- 4
- 2
- 3

Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1008	1008	\$105,300	
2	1Fr	498	498	\$34,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1008	0	\$34,600	
Crawl					
Slab					

	Total Base	\$174,600
Adjustments	1 Row Type Adj. x 1.00	\$174,600
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1008 2:498	\$4,900
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

	Sub-Total, One Unit	\$182,700
	Sub-Total, 1 Units	
Exterior Features (+)	\$35,800	\$218,500
Garages (+) 0 sqft	\$0	\$218,500
Quality and Design Factor (Grade)		1.15
Location Multiplier		0.85
Replacement Cost		\$213,584

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: Single-Family	2	Wood Fr	B-1	2016	2016	9 A		0.85		2,514 sqft	\$213,584	7%	\$198,630	0%	100%	1.190	1.000	100.00	0.00	0.00	\$236,400
2: Detached Garage/Boat H	1	Wood Fr	D	1971	1971	54 F	\$44.13	0.85	\$30.01	21'x23'	\$14,494	55%	\$6,520	0%	100%	1.190	1.000	100.00	0.00	0.00	\$7,800
3: Detached Garage/Boat H	1	Pole	C	2006	2006	19 A	\$22.43	0.85	\$19.07	40'x40'	\$30,505	18%	\$25,010	0%	100%	1.190	1.000	100.00	0.00	0.00	\$29,800
4: Utility Shed	1		C	2017	2017	8 A	\$21.97	0.85	\$18.67	10'x12'	\$2,241	25%	\$1,680	0%	100%	1.190	1.000	100.00	0.00	0.00	\$2,000
5: Utility Shed	1		C	2000	2000	25 A	\$20.44	0.85	\$17.37	12'x16'	\$3,336	55%	\$1,500	0%	100%	1.190	1.000	0.00	100.00	0.00	\$1,800