

89-09-14-000-104.009-004

General Information

Parcel Number
89-09-14-000-104.009-004

Local Parcel Number
30-14-000-104.090-03

Tax ID:
003-00889-09

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County
WAYNE

Township
CENTER TOWNSHIP

District 004 (Local 003)
CENTER TOWNSHIP

School Corp 8360
CENTERVILLE-ABINGTON COMM

Neighborhood 934008-003
CENTER-934008 (003)

Section/Plat
3014000

Location Address (1)
980 N MINERAL SPRINGS RD
GREENS FORK, IN 47345

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Friday, May 16, 2025

Review Group 2027

LAIR, CHRISTOPHER E & AMY J

Ownership

LAIR, CHRISTOPHER E & AMY J
980 N MINERAL SPRINGS RD
GREENS FORK, IN 47345

Legal

LOT 6 THE SPRINGS SUB



980 N MINERAL SPRINGS RD

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	LAIR, CHRISTOPHER		CO	/		I

CENTER-934008 (003)/9340 1/2

Notes

3/8/2023 Misc: 2023 GENERAL REVALUATION

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

2025	Assessment Year	2025	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
05/16/2025	As Of Date	05/15/2025	04/22/2025	04/17/2024	04/20/2023	04/22/2022
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	☒	☐	☐	☐	☐
\$48,200	Land	\$48,200	\$48,200	\$41,000	\$36,800	\$36,800
\$21,800	Land Res (1)	\$21,800	\$21,800	\$18,600	\$16,800	\$16,800
\$26,400	Land Non Res (2)	\$26,400	\$26,400	\$22,400	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$20,000	\$20,000
\$257,400	Improvement	\$257,400	\$257,400	\$227,100	\$204,400	\$203,500
\$257,400	Imp Res (1)	\$257,400	\$257,400	\$227,100	\$204,400	\$203,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$305,600	Total	\$305,600	\$305,600	\$268,100	\$241,200	\$240,300
\$279,200	Total Res (1)	\$279,200	\$279,200	\$245,700	\$221,200	\$220,300
\$26,400	Total Non Res (2)	\$26,400	\$26,400	\$22,400	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$20,000	\$20,000

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	\$21,800	\$21,800	\$21,800	0%	1.0000	100.00	0.00	0.00	\$21,800
91	A		0	3.992000	1.00	\$6,600	\$6,600	\$26,347	0%	1.0000	0.00	100.00	0.00	\$26,350
82	A	GE	0	0.086000	1.02	\$2,120	\$2,162	\$186	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	5.08
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	5.08
81 Legal Drain NV	0.00
82 Public Roads NV	0.09
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	3.99
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	\$21,800
91/92 Value	\$26,400
Supp. Page Land Value	
CAP 1 Value	\$21,800
CAP 2 Value	\$26,400
CAP 3 Value	\$0
Total Value	\$48,200

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

2257 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☒ Unfinished

☒ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☒ Unfinished

☒ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Stoop, Masonry	190	\$4,400
Porch, Open Frame	144	\$8,300
Patio, Concrete	100	\$800
Patio, Concrete	228	\$1,700

Plumbing

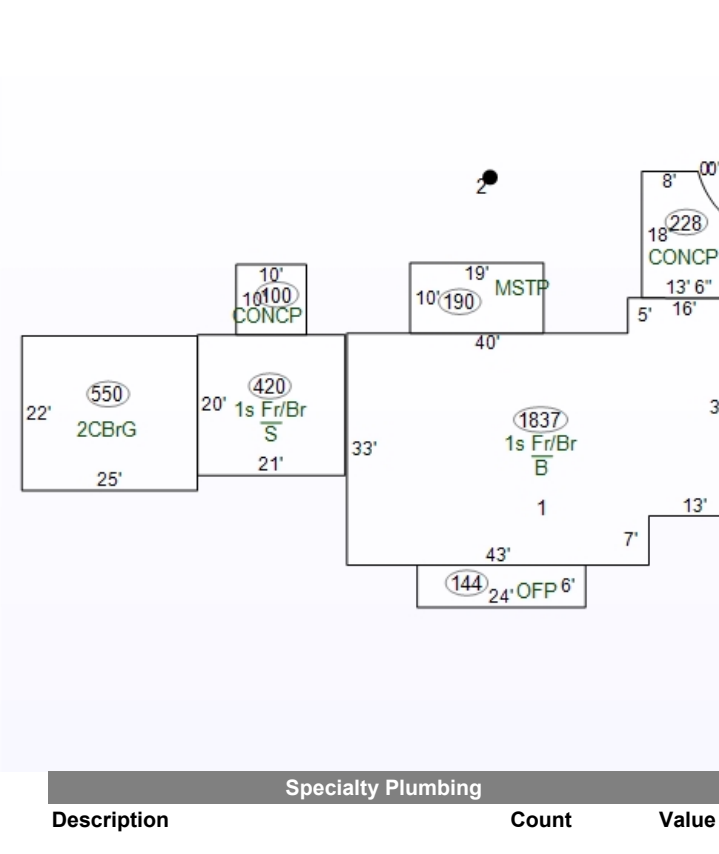
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Cost Ladder				
Floor	Constr	Base	Finish	Value
1	95	2257	2257	\$195,900
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		1837	0	\$52,000
Crawl				
Slab		420	0	\$0
Total Base				\$247,900
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				MS:1 MO:1
No Heating (-)				\$0
A/C (+)				1:2257
No Elec (-)				\$0
Plumbing (+ / -)				8 - 5 = 3 x \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$261,300
Sub-Total, 1 Units				
Exterior Features (+)				\$15,200
Garages (+) 550 sqft				\$22,300
Quality and Design Factor (Grade)				1.05
Location Multiplier				0.85
Replacement Cost				\$266,679

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	5/6 Maso	C+1	1999	1999	26 A		0.85		4,094 sqft	\$266,679	24%	\$202,680	0%	100%	1.270	1.000	100.00	0.00	0.00	\$257,400
2: Utility Shed	1	SV	D	2015	2015	10 A		0.85		10'x16'		30%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0