

General Information

Parcel Number 89-06-14-000-411.000-008
Local Parcel Number 18-14-000-411.000-05

Tax ID: 005-00289-00

Routing Number

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

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 1814000

Location Address (1) 6484 CARLOS RD GREENSFORK, IN 47345

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

YODER, KELSEY E & KRISTY L
6484 CARLOS RD
GREENS FORK, IN 47345

Legal

PT SE SEC 14-17-13 6.67A & 0.654A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 2015 to 2019.

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION
3/7/2025 Misc: 2025 GENERAL REVAUATION
7/17/2020 Misc: 2021 GENERAL REVAL-

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for 2023 and 2024.

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 show land data for lots 9, 91, and 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

General Information

| | |
|----------------------|----------------------|
| Occupancy | Single-Family |
| Description | Residential Dwelling |
| Story Height | 2 |
| Style | N/A |
| Finished Area | 1895 sqft |
| Make | |

Floor Finish

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

Wall Finish

| | |
|---|-------------------------------------|
| <input checked="" type="checkbox"/> Plaster/Drywall | <input 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 |
|------------------------|------|---------|
| Patio, Concrete | 28 | \$200 |
| Canopy, Roof Extension | 28 | \$800 |
| Porch, Open Frame | 120 | \$7,500 |
| Canopy, Roof Extension | 45 | \$1,000 |
| Stoop, Masonry | 100 | \$3,200 |
| Patio, Concrete | 516 | \$3,700 |

Plumbing

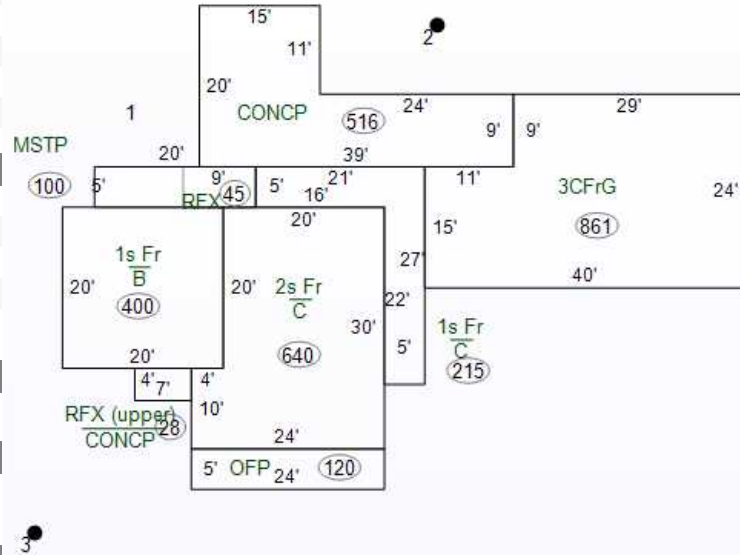
| | # | TF |
|----------------------|---|----|
| Full Bath | 1 | 3 |
| Half Bath | 1 | 2 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 4 | 7 |

Accommodations

| | |
|---------------------|---|
| Bedrooms | 4 |
| Living Rooms | 1 |
| Dining Rooms | 0 |
| Family Rooms | 1 |
| Total Rooms | 7 |

Heat Type

Central Warm Air



Specialty Plumbing

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

Cost Ladder

| Floor Constr | Base | Finish | Value | Totals |
|--------------|------|--------|-----------|--------|
| 1 1Fr | 1255 | 1255 | \$121,000 | |
| 2 1Fr | 640 | 640 | \$40,900 | |
| 3 | | | | |
| 4 | | | | |
| 1/4 | | | | |
| 1/2 | | | | |
| 3/4 | | | | |
| Attic | | | | |
| Bsmt | 400 | 0 | \$21,500 | |
| Crawl | 855 | 0 | \$7,000 | |
| Slab | | | | |

| | |
|-----------------------------------|-------------------------------|
| Total Base | \$190,400 |
| Adjustments | 1 Row Type Adj. x 1.00 |
| Unfin Int (-) | \$0 |
| Ex Liv Units (+) | \$0 |
| Rec Room (+) | \$0 |
| Loft (+) | \$0 |
| Fireplace (+) | \$0 |
| No Heating (-) | \$0 |
| A/C (+) | 1:1255 2:640 \$5,700 |
| No Elec (-) | \$0 |
| Plumbing (+ / -) | 7 - 5 = 2 x \$800 \$1,600 |
| Spec Plumb (+) | \$0 |
| Elevator (+) | \$0 |
| Sub-Total, One Unit | \$197,700 |
| Sub-Total, 1 Units | |
| Exterior Features (+) | \$16,400 \$214,100 |
| Garages (+) 861 sqft | \$31,900 \$246,000 |
| Quality and Design Factor (Grade) | 0.95 |
| Location Multiplier | 0.85 |
| Replacement Cost | \$198,645 |

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-1 | 1910 | 1910 | 115 A | | 0.85 | | 2,295 sqft | \$198,645 | 45% | \$109,250 | 0% | 100% | 1.170 | 1.000 | 100.00 | 0.00 | 0.00 | \$127,800 |
| 2: Poultry House | 1 | Wood Fr | C | 2017 | 2017 | 8 F | \$33.71 | 0.85 | | 10'x10' | \$2,865 | 25% | \$2,150 | 0% | 100% | 1.170 | 1.000 | 0.00 | 0.00 | 100.00 | \$2,500 |
| 3: Type 3 Barn | 1 | T3AW | D | 1976 | 1976 | 49 A | \$16.80 | 0.85 | | 32' x 64' x 10' | \$22,244 | 65% | \$7,790 | 0% | 100% | 1.170 | 1.000 | 100.00 | 0.00 | 0.00 | \$9,100 |