

89-06-14-000-419.000-008

DUNKIN, BOBBY G & BEVERLY

6290 CARLOS RD

541, Mobile or Manufactured Home - Un

CLAY/HARRISON-955063 ( 1/2

General Information

Parcel Number 89-06-14-000-419.000-008
Local Parcel Number 18-14-000-419.008-05

Tax ID: 005-00347-00

Routing Number

Property Class 541 RENTAL
Mobile or Manufactured Home - Un

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) 6290 CARLOS RD GREENSFORK, IN 47345

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

DUNKIN, BOBBY G & BEVERLY A
7505 CARLOS RD
WILLIAMSBURG, IN 47393

Legal

SD SE SEC 14-17-13 2A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 10/03/2019 and 01/01/1900.

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION
3/7/2025 Misc: 2025 GENERAL REVAUATION
11/16/2020 Misc: 2021 CHANGE RFX TO CNPY, CHANGED OBSOL TO 50%, ADD CONCP
7/29/2020 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 values for 2025, 2024, and 2023.

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 include 9, 91, and 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (2.00), Actual Frontage (0), Developer Discount, Parcel Acreage (2.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.03), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.97), 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 (\$18,400), 91/92 Value (\$4,000), Supp. Page Land Value, CAP 1 Value (\$18,400), CAP 2 Value (\$4,000), CAP 3 Value (\$0), Total Value (\$22,400).

Data Source External Only

Collector 03/01/2024 js

Appraiser

Nexus

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	MH W / SKIRTING
<b>Story Height</b>	1
<b>Style</b>	N/A
<b>Finished Area</b>	1092 sqft
<b>Make</b>	

**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 checked="" type="checkbox"/> Metal	<input 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
Wood Deck	390	\$7,900
Canopy, Shed Type	390	\$2,900
Canopy, Shed Type	72	\$800
Wood Deck	72	\$2,300

**Plumbing**

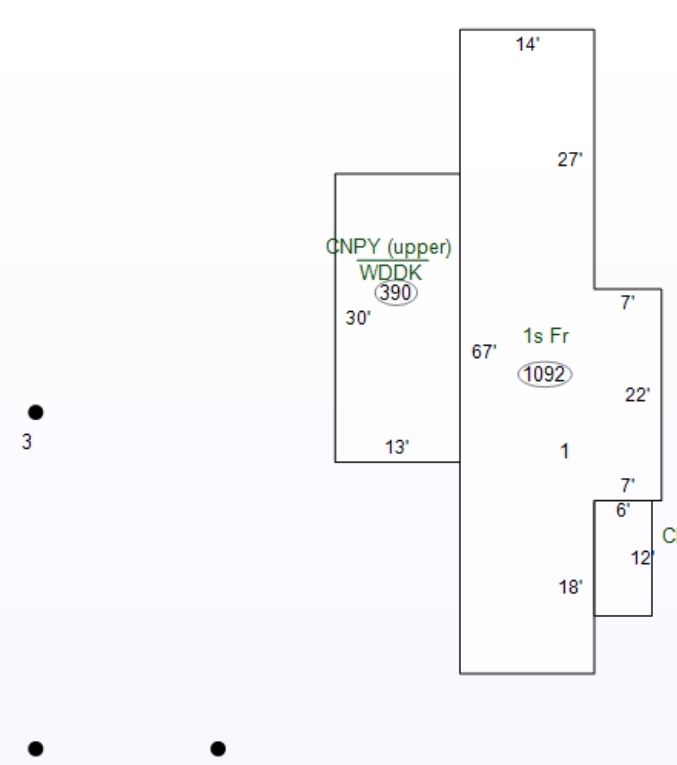
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	4

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1092	1092	\$111,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

<b>Total Base</b>			\$111,500
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>		\$111,500
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)	1:1092		\$4,000
No Elec (-)			\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800		\$2,400
Spec Plumb (+)			\$0
Elevator (+)			\$0
<b>Sub-Total, One Unit</b>			\$117,900
<b>Sub-Total, 1 Units</b>			
Exterior Features (+)	\$13,900		\$131,800
Garages (+) 0 sqft	\$0		\$131,800
Quality and Design Factor (Grade)			0.40
Location Multiplier			0.85
<b>Replacement Cost</b>			<b>\$44,812</b>

**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: MH W / SKIRTING	1	Wood Fr	E	1984	1984	41	F		0.85		1,092 sqft	\$44,812	45%	\$24,650	50%	100%	1.170	1.000	100.00	0.00	0.00	\$14,400
2: Detached Garage/Boat H	1	Pole	D	1992	1992	33	F	\$26.08	0.85	\$17.73	26'x36'	\$16,599	36%	\$10,620	0%	100%	1.170	1.000	100.00	0.00	0.00	\$12,400
3: Patio (free standing)	1		C	2006	2006	19	A		0.85		18'x24'	\$2,465	18%	\$2,020	0%	100%	1.170	1.000	100.00	0.00	0.00	\$2,400
4: Type 3 Barn	1	T3AW	C-1	2006	2006	19	A	\$23.27	0.85		24' x 24' x 8'	\$9,631	35%	\$6,260	0%	100%	1.170	1.000	100.00	0.00	0.00	\$7,300