

89-06-14-000-420.000-008

DUNKIN, BOBBY G & BEVERLY

6282 CARLOS RD

541, Mobile or Manufactured Home - Un

CLAY/HARRISON-955063 (1/2

General Information

Parcel Number 89-06-14-000-420.000-008

Local Parcel Number 18-14-000-420.008-05

Tax ID: 005-00346-00

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) 6282 CARLOS RD GREENSFORK, IN 47345

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

Ownership

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

Legal

PT SE SEC 14-17-13 2.0A



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

Table with columns for Assessment Year (2025, 2024), Reason For Change (AA), As Of Date (04/22/2025, 10/24/2024, 04/17/2024, 04/20/2023, 04/22/2022), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$22,400, \$39,000, \$61,400, 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.

Transfer of Ownership

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

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION
3/7/2025 Misc: 2025 GENERAL REVAUATION
7/29/2020 Misc: 2021 GENERAL REVAL
12/5/2019 Misc: 2020: ENLARGE SHED, ADD DETGAR, AND SHED PER F/C 11/29/19

Land Computations

Table with columns for Calculated Acreage (2.00), Actual Frontage (0), Developer Discount (checkbox), 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).

General Information

Occupancy Single-Family
 Description MH W / SKIRTING
 Story Height 1
 Style N/A
 Finished Area 1050 sqft
 Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Wood Deck	121	\$3,300
Canopy, Shed Type	121	\$1,100

Plumbing

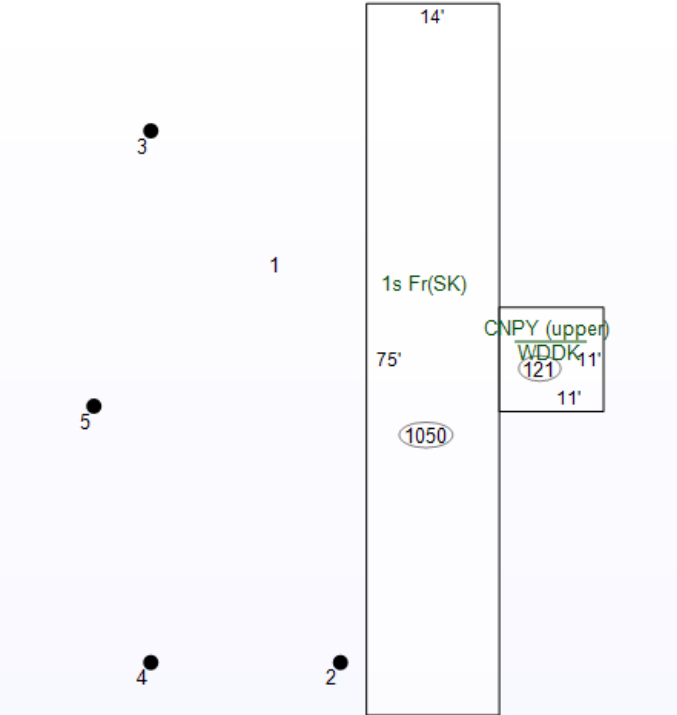
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1050	1050	\$108,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Total Base \$108,400

Adjustments 1 Row Type Adj. x 1.00 \$108,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1050	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$114,800

Sub-Total, 1 Units

Exterior Features (+)	\$4,400	\$119,200
Garages (+) 0 sqft	\$0	\$119,200
Quality and Design Factor (Grade)		0.60
Location Multiplier		0.85
Replacement Cost		\$60,792

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+2	1997	1997	28 F		0.85		1,050 sqft	\$60,792	32%	\$41,340	50%	100%	1.170	1.000	100.00	0.00	0.00	\$24,200
2: Canopy- Roof Extension	1		C	1996	1996	29 A		0.85		6'x18'	\$1,360	24%	\$1,030	0%	100%	1.170	1.000	100.00	0.00	0.00	\$1,200
3: Detached Garage	1	Pole	C	2000	2000	25 F	\$31.55	0.85	\$26.82	21'x22'	\$12,390	26%	\$9,170	0%	100%	1.170	1.000	100.00	0.00	0.00	\$10,700
4: Utility Shed	1		D	1996	1996	29 A	\$18.20	0.85	\$12.38	16'x18'	\$3,564	60%	\$1,430	0%	100%	1.170	1.000	100.00	0.00	0.00	\$1,700
5: Utility Shed	1		D	2010	2010	15 P	\$21.43	0.85	\$14.57	9'x18'	\$2,361	55%	\$1,060	0%	100%	1.170	1.000	100.00	0.00	0.00	\$1,200