

89-06-14-000-422.000-008

HARRISON, LARRY

6250 CARLOS RD

541, Mobile or Manufactured Home - Un

CLAY/HARRISON-955063 ( 1/2

General Information

Parcel Number 89-06-14-000-422.000-008
Local Parcel Number 18-14-000-422.000-05

Tax ID: 005-00223-00

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) 6250 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

HARRISON, LARRY
9815 N ALFORD RD
PENDLETON, IN 46064

Legal

S D SE SEC 14-17-13 2.95A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include dates 09/09/2021 and 01/01/1900.

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION
3/7/2025 Misc: 2025 GENERAL REVAUATION
8/27/2020 Misc: 2021: GENERAL REVAL
10/22/2018 Misc: 2019: CHG DWELL GRADE TO E+2 PER COUNTY ASSESSOR



Res

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 years 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 details for land parcels 9, 91, and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (2.95), Actual Frontage (0), Developer Discount, Parcel Acreage (2.95), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.05), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (1.90), 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 (\$7,800), Supp. Page Land Value, CAP 1 Value (\$18,400), CAP 2 Value (\$7,800), CAP 3 Value (\$0), Total Value (\$26,200).

Data Source External Only

Collector 03/01/2024 js

Appraiser

Nexus

**General Information**

Occupancy Single-Family  
 Description MH W / SKIRTING  
 Story Height 1  
 Style N/A  
 Finished Area 924 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

**Plumbing**

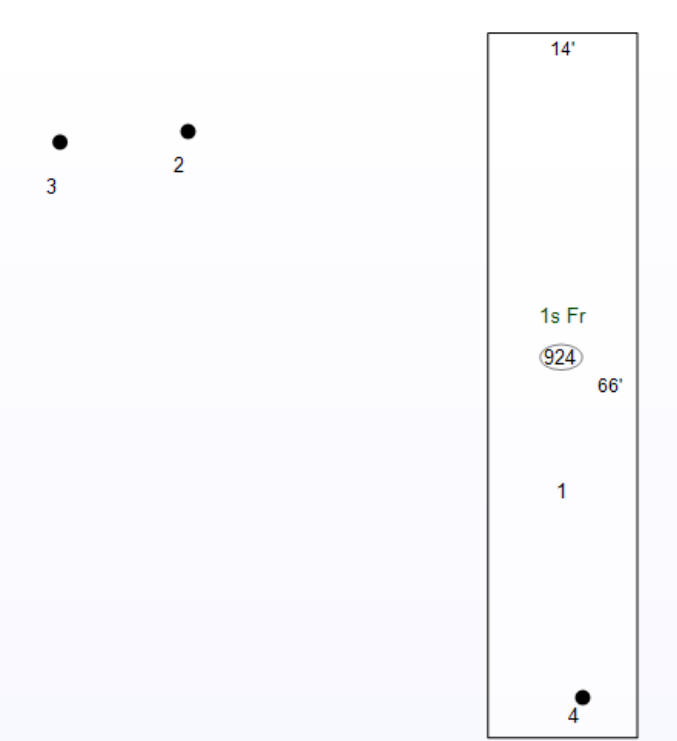
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>8</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>5</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	924	924	\$99,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

	Total Base	
	\$99,000	
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	<b>\$99,000</b>
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:924	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0
<b>Sub-Total, One Unit</b>		<b>\$105,800</b>

	Sub-Total, 1 Units	
Exterior Features (+)	\$0	\$105,800
Garages (+) 0 sqft	\$0	\$105,800
Quality and Design Factor (Grade)		0.60
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$53,958</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+2	1994	1994	31 P		0.85		924 sqft	\$53,958	52%	\$25,900	40%	100%	1.170	1.000	100.00	0.00	0.00	\$18,200
2: Poultry House	1	SV	D	1950	1950	75 VP		0.85		8'x10'		85%		0%	100%	1.170	1.000	0.00	0.00	100.00	\$100
3: Type 3 Barn	1	T31SO	D	1970	1970	55 P	\$21.29	0.85		18' x 21' x 6'	\$3,788	80%	\$760	0%	100%	1.170	1.000	100.00	0.00	0.00	\$900
4: Utility Shed	1		D	2004	2004	21 VP	\$31.58	0.85	\$21.47	8'x12'	\$1,031	75%	\$260	0%	100%	1.170	1.000	100.00	0.00	0.00	\$300