

89-06-14-000-423.000-008

HARRISON, LARRY

6228 CARLOS RD

511, 1 Family Dwell - Unplatted (0 to 9.9

CLAY/HARRISON-955063 ( 1/2

General Information

Parcel Number 89-06-14-000-423.000-008
Local Parcel Number 18-14-000-423.000-05

Tax ID: 005-00163-00

Routing Number

Property Class 511 RENTAL
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) 6228 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 1.97A



Transfer of Ownership

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

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION
3/7/2025 Misc: 2025 GENERAL REVAUATION
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: Year, 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 include land parcels 9, 91, and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.97), Actual Frontage (0), Developer Discount, Parcel Acreage (1.97), 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 (0.94), 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 (\$3,900), Supp. Page Land Value, CAP 1 Value (\$18,400), CAP 2 Value (\$3,900), CAP 3 Value (\$0), Total Value (\$22,300).

Data Source External Only

Collector 03/01/2024 js

Appraiser

Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 780 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
Porch, Open Frame	72	\$5,300

**Plumbing**

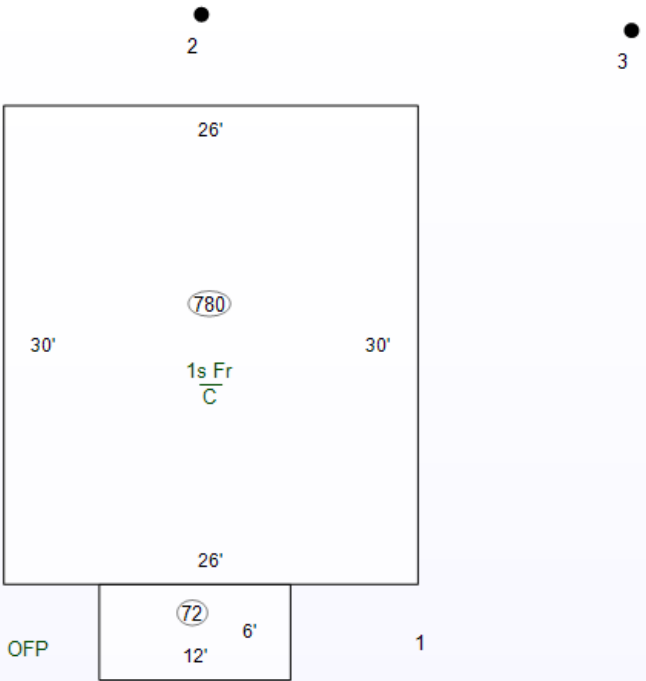
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

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

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	780	780	\$86,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	780	0	\$6,700	
Slab				

**Total Base** \$93,200

**Adjustments** 1 Row Type Adj. x 1.00 \$93,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$93,200

**Sub-Total, 1 Units**

Exterior Features (+) \$5,300 \$98,500

Garages (+) 0 sqft \$0 \$98,500

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.85

**Replacement Cost** \$71,166

**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	Wood Fr	D+1	1950	1955	70 F		0.85		780 sqft	\$71,166	60%	\$28,470	0%	100%	1.170	1.000	100.00	0.00	0.00	\$33,300
2: Detached Garage/Boat H	1	Wood Fr	C	1960	1960	65 F	\$41.81	0.85	\$35.54	24'x24'	\$20,470	47%	\$10,850	0%	100%	1.170	1.000	100.00	0.00	0.00	\$12,700
3: Type 3 Barn	1	T3AW	C	1988	1988	37 A	\$19.27	0.85		30' x 40' x 10'	\$15,074	55%	\$6,780	0%	100%	1.170	1.000	100.00	0.00	0.00	\$7,900