

89-06-17-000-308.000-020

BROWN, RONALD E & SHERYL

12110 & 12116 FOX RD

525, 2 Family Dwell - Unplatted (40 or M

JEFFERSON-114112 (011)/

1/4

General Information

Parcel Number 89-06-17-000-308.000-020
Local Parcel Number 17-17-000-308.000-11

Tax ID: 011-00073-00

Routing Number

Property Class 525
2 Family Dwell - Unplatted (40 or M

Year: 2025

Location Information

County WAYNE
Township JEFFERSON TOWNSHIP
District 020 (Local 011) JEFFERSON TOWNSHIP
School Corp 8305 NETTLE CREEK
Neighborhood 114112-011 JEFFERSON-114112 (011)
Section/Plat 1717000
Location Address (1) 12110 & 12116 FOX RD GREENSFORK, IN 47345

Ownership

BROWN, RONALD E & SHERYL L L/E
RONALD E & SHERYL L BROWN JOI
12110 FOX RD
GREENS FORK, IN 47345

Legal

PT SW 17-17-13 149.902A & PT VAC
WOODWARD RD SUB TO 0.648A RD R/W & SUB
TO 25.553A FOREST LAND



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 12/22/2023 and 01/01/1900.

Notes

2/18/2025 PERMIT/CO: 2025 PERMIT# 24-055 ADD NEW SFD PER C/O 8-12-24
6/14/2024 SPLIT/COMBINE/ETC: 2025: INSTR# 2024001147 SPLITS 2.098A AND 6515 N JACKSONBURG RD 02-22-2024

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, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show values for years 2025, 2024, 2023, 2022, 2021.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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 list various land parcels with their characteristics.

Zoning

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 2030

Data Source Aerial

Collector 02/22/2024 PLAT

Appraiser 06/14/2024 ts

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (149.90), Actual Frontage (0), Developer Discount, Parcel Acreage (149.90), 81 Legal Drain NV (0.00), 82 Public Roads NV (3.44), 83 UT Towers NV (0.00), 9 Homesite (2.00), 91/92 Acres (0.00), Total Acres Farmland (144.46), Farmland Value (\$188,940), Measured Acreage (144.46), Avg Farmland Value/Acre (1308), Value of Farmland (\$188,950), Classified Total (\$441), Farm / Classified Value (\$189,400), Homesite(s) Value (\$38,800), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$38,800), CAP 2 Value (\$188,900), CAP 3 Value (\$0), Total Value (\$227,700).

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')														
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
6	A	GE	0	0.050000	1.02	\$2,390	\$2,438	\$122	-80%	1.0000	0.00	100.00	0.00	\$20
6	A	SN	0	0.100000	1.11	\$2,390	\$2,653	\$265	-80%	1.0000	0.00	100.00	0.00	\$50
6	A	SUB3	0	0.360000	0.77	\$2,390	\$1,840	\$662	-80%	1.0000	0.00	100.00	0.00	\$130
6	A	SUC3	0	0.970000	0.68	\$2,390	\$1,625	\$1,576	-80%	1.0000	0.00	100.00	0.00	\$320
71	A	EOA	0	0.080000	0.64	\$2,390	\$1,530	\$122	-40%	1.0000	0.00	100.00	0.00	\$70
71	A	EOB2	0	2.450000	0.60	\$2,390	\$1,434	\$3,513	-40%	1.0000	0.00	100.00	0.00	\$2,110
82	A		0	3.445	1.00	\$2,390	\$2,390	\$8,234	-100%	1.0000	0.00	100.00	0.00	\$00

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	2666 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" 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
Porch, Open Frame	96	\$6,300
Porch, Open Frame	45	\$4,300
Porch, Enclosed Frame	192	\$13,800
Patio, Treated Pine	612	\$3,900
Porch, Enclosed Masonry	180	\$13,900

Plumbing

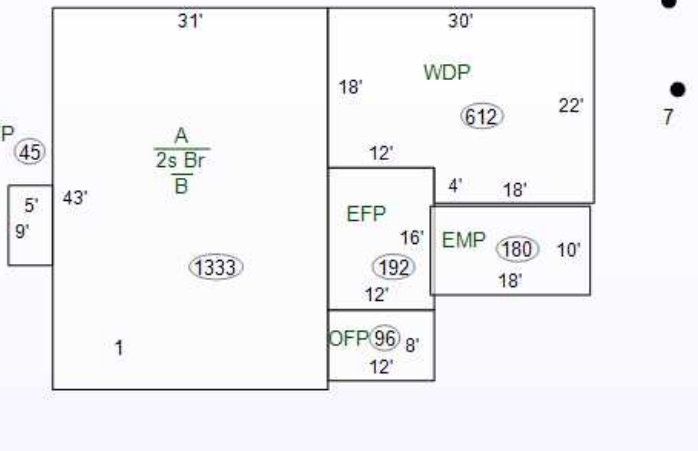
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Hot Water or Steam



Specialty Plumbing

Description	Count	Value
Plumbing (9 - 5 = 4 x \$800)	4	\$3,200

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1333	1333	\$138,400	
2	7	1333	1333	\$75,300	
3					
4					
1/4					
1/2					
3/4					
Attic		1333	0	\$9,800	
Bsmt		1333	0	\$41,900	
Crawl					
Slab					

Total Base \$265,400

Adjustments 1 Row Type Adj. x 1.00 \$265,400

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800 \$3,200
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$268,600

Sub-Total, 1 Units

Exterior Features (+)	\$42,200	\$310,800
Garages (+) 0 sqft	\$0	\$310,800
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85

Replacement Cost \$250,971

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	Brick	C-1	1860	1950	75	A		0.85		5,332 sqft	\$250,971	45%	\$138,030	0%	100%	1.160	1.000	100.00	0.00	0.00	\$160,100
2: Car Shed	1		E	2016	2016	9	F	\$10.10	0.85	\$1.36	16'x20'	\$436	25%	\$330	0%	100%	1.160	1.000	0.00	100.00	0.00	\$400
3: Detached Garage	1	Pole	C	2015	2015	10	A	\$24.76	0.85	\$21.05	24'x48'	\$24,245	9%	\$22,060	0%	100%	1.160	1.000	100.00	0.00	0.00	\$25,600
4: Detached Garage/Boat H	1	Wood Fr	D	1930	1930	95	A	\$55.64	0.85	\$37.84	14'x22'	\$11,653	50%	\$5,830	0%	100%	1.160	1.000	0.00	100.00	0.00	\$6,800
5: Frame Corn Crib	1	Drive Thr	C	1930	1930	95	F	\$20.86	0.85		26' x40'	\$18,440	70%	\$5,530	50%	100%	1.000	1.000	0.00	0.00	100.00	\$2,800
6: Lean-to	1	Earth Flo	D	1930	1930	95	A	\$4.69	0.85		12'x40' x 8'	\$1,531	65%	\$540	50%	100%	1.000	1.000	0.00	0.00	100.00	\$300
7: Swimming Pool (R)	1		C	2006	2006	19	A		0.85		21' Circ	\$4,420	85%	\$660	50%	100%	1.160	1.000	100.00	0.00	0.00	\$400
8: Type 3 Barn	1	T3AW	C	1975	1975	50	A	\$13.11	0.85		56' x 96' x 14'	\$59,921	65%	\$20,970	0%	100%	1.000	1.000	0.00	100.00	0.00	\$21,000
9: Utility Shed	1		C	1860	1860	165	A	\$19.35	0.85	\$16.45	16'x16'	\$4,211	65%	\$1,470	0%	100%	1.160	1.000	0.00	100.00	0.00	\$1,700

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	2272 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" 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
Porch, Open Frame	320	\$14,600
Porch, Enclosed Frame	192	\$13,800

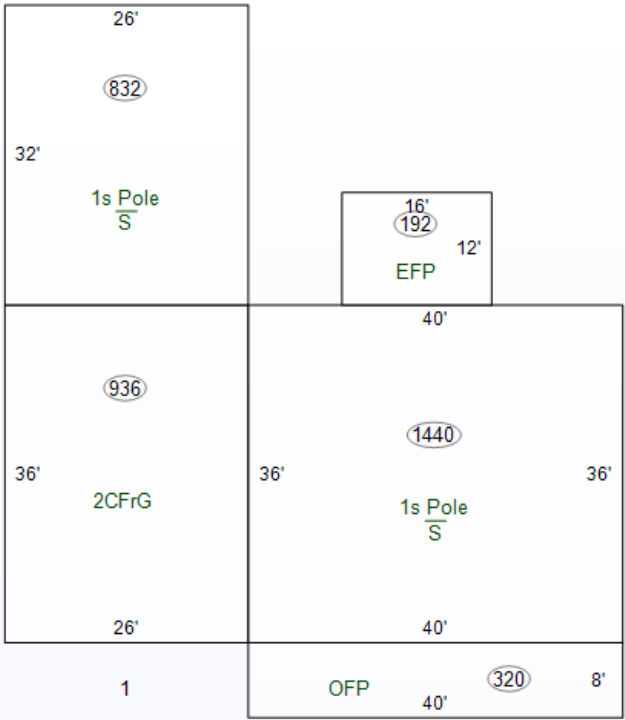
Plumbing

	#	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	
Total Rooms	4

Heat Type



Specialty Plumbing		
Description	Count	Value
1		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1PI	2272	2272	\$183,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	2272	0	\$0	

Total Base \$183,400

Adjustments 1 Row Type Adj. x 1.00 \$183,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:2272	\$6,500
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$192,300

Sub-Total, 1 Units

Exterior Features (+)	\$28,400	\$220,700
Garages (+) 936 sqft	\$35,400	\$256,100
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

Replacement Cost \$228,569

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: Single-Family	1	Pole	C+1	2024	2024	1	A		0.85		2,272 sqft	\$228,569	2%	\$224,000	0%	100%	1.160	1.000	100.00	0.00	0.00	\$259,800