

General Information

Parcel Number 89-06-21-000-428.000-008
Local Parcel Number 18-21-000-428.000-05

Tax ID: 005-00156-00

Routing Number

Property Class 511
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 1821000

Location Address (1) 5552 SUGAR GROVE RD GREENSFORK, IN 47345

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level 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

RIDGE, BRAD & LEONIA 5552 SUGAR GROVE RD GREENS FORK, IN 47345

Legal

PT SW SE SEC 21-17-13 1.03A

Transfer of Ownership

Date 01/01/1900 Owner RIDGE, BRAD & LEO Doc ID Code Book/Page Adj Sale Price V/I



Res

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

Table with 7 columns: Year, 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)

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

Table with 15 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

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION
3/7/2025 Misc: 2025 GENERAL REVAUATION
6/18/2024 Misc: 2025 GENERAL REVAL
7/23/2020 Misc: 2021 GENERAL REVAL-

Land Computations

Table with 2 columns: Description, Value. Includes Calculated Acreage (1.03), Actual Frontage (0), Developer Discount, Parcel Acreage (1.03), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.03), 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 (\$100), Supp. Page Land Value, CAP 1 Value (\$18,400), CAP 2 Value (\$100), CAP 3 Value (\$0), Total Value (\$18,500)

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1975 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	360	\$7,100

Plumbing

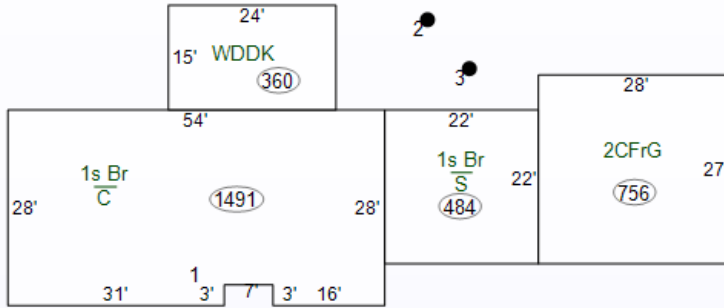
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

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 7	1975	1975	\$181,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1491	0	\$9,300	
Slab	484	0	\$0	

Total Base \$190,700

Adjustments 1 Row Type Adj. x 1.00 \$190,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1975	\$5,800
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$203,600

Sub-Total, 1 Units

Exterior Features (+)	\$7,100	\$210,700
Garages (+) 756 sqft	\$29,000	\$239,700
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

Replacement Cost \$203,745

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	Brick	C	1999	1999	26 A		0.85		1,975 sqft	\$203,745	24%	\$154,850	0%	100%	1.170	1.000	100.00	0.00	0.00	\$181,200
2: Utility Shed	1	SV	D	2000	2000	25 A		0.85		10'x12'		55%		0%	100%	1.170	1.000	100.00	0.00	0.00	\$0
3: Wood Deck (free standing)	1		D	2000	2000	25 A		0.85		1029 sqft	\$12,308	26%	\$9,110	0%	100%	1.170	1.000	100.00	0.00	0.00	\$10,700