

General Information

Parcel Number 89-06-22-000-104.003-008
Local Parcel Number 18-22-000-104.030-05

Tax ID: 005-00089-03

Routing Number

Property Class 540 RENTAL
Mobile or Manufactured Home - Plat

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 1822000

Location Address (1) 10114 SMOKY ROW RD GREENS FORK, 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

AVILA, JUSTIN 9611 STATE ROAD 38 GREENS FORK, IN 47345

Legal

LOT 3 CROSSLEY SUB DIV

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include AVILA, JUSTIN; CHANEY, JOHN; HARDY CREDIT CO.

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION
3/7/2025 Misc: 2025 GENERAL REVAUATION
6/12/2024 CYCLICAL: 2025 GENERAL REVAL



Res

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, 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 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 types 9, 91, 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (2.26), Actual Frontage (0), Developer Discount, Parcel Acreage (2.26), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.14), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (1.11), 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 (\$4,600), Supp. Page Land Value, CAP 1 Value (\$18,400), CAP 2 Value (\$4,600), CAP 3 Value (\$0), Total Value (\$23,000).

**General Information**

Occupancy Single-Family  
 Description MH / C  
 Story Height 1  
 Style N/A  
 Finished Area 1920 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

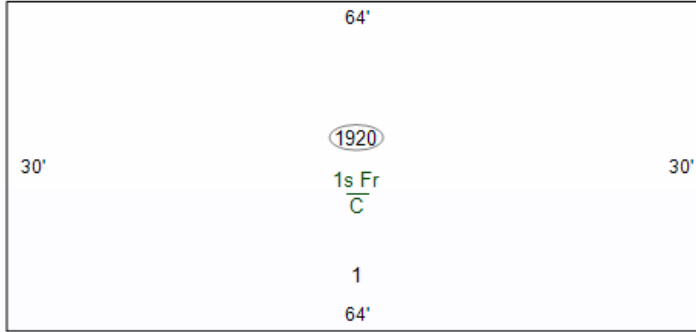
**Plumbing**

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

**Accommodations**

Bedrooms 3  
 Living Rooms 1  
 Dining Rooms 1  
 Family Rooms  
 Total Rooms 6

**Heat Type**



**Specialty Plumbing**

Description Count Value

**Cost Ladder**

| Floor | Constr | Base | Finish | Value     | Totals |
|-------|--------|------|--------|-----------|--------|
| 1     | 1Fr    | 1920 | 1920   | \$162,000 |        |
| 2     |        |      |        |           |        |
| 3     |        |      |        |           |        |
| 4     |        |      |        |           |        |
| 1/4   |        |      |        |           |        |
| 1/2   |        |      |        |           |        |
| 3/4   |        |      |        |           |        |
| Attic |        |      |        |           |        |
| Bsmt  |        |      |        |           |        |
| Crawl |        | 1920 | 0      | \$10,800  |        |
| Slab  |        |      |        |           |        |

Total Base \$172,800

Adjustments 1 Row Type Adj. x 1.00 \$172,800

|                  |                           |
|------------------|---------------------------|
| Unfin Int (-)    | \$0                       |
| Ex Liv Units (+) | \$0                       |
| Rec Room (+)     | \$0                       |
| Loft (+)         | \$0                       |
| Fireplace (+)    | \$0                       |
| No Heating (-)   | \$0                       |
| A/C (+)          | 1:1920 \$5,600            |
| No Elec (-)      | \$0                       |
| Plumbing (+ / -) | 9 - 5 = 4 x \$800 \$3,200 |
| Spec Plumb (+)   | \$0                       |
| Elevator (+)     | \$0                       |

Sub-Total, One Unit \$181,600

Sub-Total, 1 Units

|                                   |      |                  |
|-----------------------------------|------|------------------|
| Exterior Features (+)             | \$0  | \$181,600        |
| Garages (+) 0 sqft                | \$0  | \$181,600        |
| Quality and Design Factor (Grade) | 0.70 |                  |
| Location Multiplier               | 0.85 |                  |
| <b>Replacement Cost</b>           |      | <b>\$108,052</b> |

**Summary of Improvements**

| Description | Story Height | Constr Type | Grade | Year Built | Eff Year | Eff Age | 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 / C   | 1            | Wood Fr     | D-1   | 2016       | 2016     | 9       | G      |    |           | 0.85 |          | 1,920 sqft | \$108,052 | 8%       | \$99,410      | 0%      | 100% | 1.170 | 1.000 | 100.00 | 0.00  | 0.00  | \$116,300    |