

89-06-23-000-306.003-008

MADDOCK, MELVIN L & JEANN

8833 SMOKY ROW RD

510, 1 Family Dwell - Platted Lot

CLAY-995551 (005)/995551- 1/2

General Information

Parcel Number 89-06-23-000-306.003-008
Local Parcel Number 18-23-000-306.030-05

Tax ID: 005-00038-03

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE
Township CLAY TOWNSHIP
District 008 (Local 005) CLAY TOWNSHIP
School Corp 8305 NETTLE CREEK
Neighborhood 995551-005 CLAY-995551 (005)
Section/Plat 1823000
Location Address (1) 8833 SMOKY ROW RD GREENSFORK, IN 47345

Ownership

MADDOCK, MELVIN L & JEANNE L
8833 SMOKY ROW RD
GREENS FORK, IN 47345

Legal

LOT 3 BROOKWOOD

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/26/2013 and 01/01/1900.

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). Rows show data for years 2023-2025.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 100', CI 0' 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 data for land types 9, 91, and 82.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities ERA Electricity

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only

Collector 03/01/2024 js

Appraiser

Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (4.37), Actual Frontage (0), Developer Discount, Parcel Acreage (4.37), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.10), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (3.27), 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 (\$18,900), 91/92 Value (\$13,400), Supp. Page Land Value, CAP 1 Value (\$18,900), CAP 2 Value (\$13,400), CAP 3 Value (\$0), Total Value (\$32,300).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 2558 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	259	\$12,000
Patio, Concrete	154	\$1,200
Wood Deck	336	\$6,700

**Plumbing**

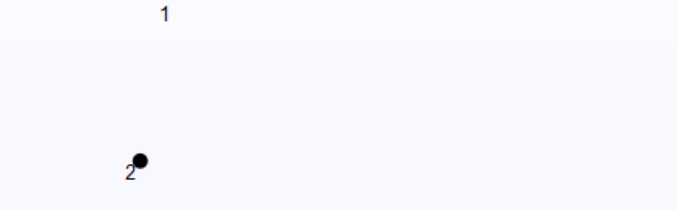
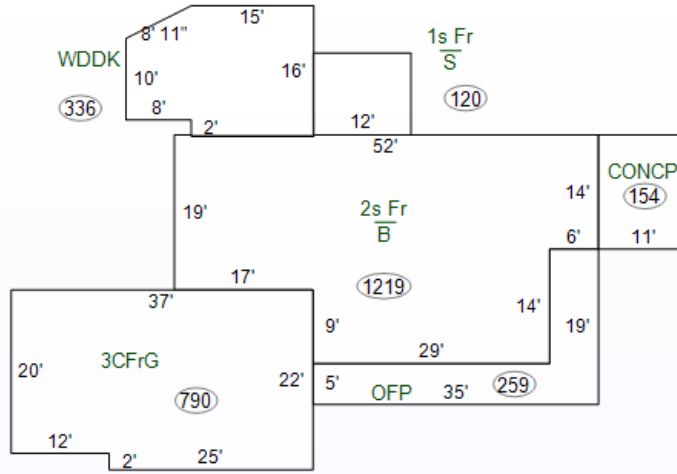
	#	TF
Full Bath	3	9
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	3	3
<b>Total</b>	<b>9</b>	<b>16</b>

**Accommodations**

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	1
<b>Total Rooms</b>	<b>9</b>

**Heat Type**

Central Warm Air



Description	Count	Value

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1339	1339	\$126,700	
2	1Fr	1219	1219	\$59,600	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1219	0	\$39,800	
Crawl					
Slab		120	0	\$0	
				<b>Total Base</b>	<b>\$226,100</b>

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>				<b>\$226,100</b>
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)		PS:1 PO:1		\$4,700
No Heating (-)				\$0
A/C (+)		1:1339 2:1219		\$6,800
No Elec (-)				\$0
Plumbing (+ / -)		16 - 5 = 11 x \$800		\$8,800
Spec Plumb (+)				\$0
Elevator (+)				\$0

**Sub-Total, One Unit** \$246,400

**Sub-Total, 1 Units**

Exterior Features (+)	\$19,900	\$266,300
Garages (+) 790 sqft	\$30,400	\$296,700
Quality and Design Factor (Grade)		1.15
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$290,024</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: Residential Dwelling	2	Wood Fr	B-1	1998	1998	27	A		0.85		3,777 sqft	\$290,024	22%	\$226,220	0%	100%	0.880	1.000	100.00	0.00	0.00	\$199,100
2: Lean-to	1	Earth Flo	C	2001	2001	24	A	\$4.69	0.85		10'x50' x 8'	\$1,993	45%	\$1,100	0%	100%	0.880	1.000	0.00	0.00	100.00	\$1,000
3: Type 3 Barn	1	T3AW	C	1999	1999	26	A	\$15.96	0.85		50' x 50' x 14'	\$33,918	45%	\$18,660	0%	100%	0.880	1.000	100.00	0.00	0.00	\$16,400