

General Information

Parcel Number 89-06-24-000-107.000-008
Local Parcel Number 18-24-000-107.000-05

Tax ID: 005-00229-00

Routing Number

Property Class 101
Cash Grain/General Farm

Year: 2025

Location Information

County WAYNE
Township CLAY TOWNSHIP
District 008 (Local 005)
School Corp 8305
Neighborhood 955063-005
Section/Plat 1824000
Location Address (1) 5859 CARLOS RD

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

ESH, GIDEON B & LYDIA ANN
5859 CARLOS RD
GREENS FORK, IN 47345

Legal

PT NW SEC 24-17-13 13.099A PT NW SEC 24-17-13 3.21A



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

Table with 7 columns: 2025, 2024, 2023, 2022. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

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. Rows 9, 4, 4, 6, 71, 82.

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows for 03/21/2014 and 01/01/1900.

Agricultural

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION
1/31/2023 Misc: 2023 NEW CONST: 2021 PERMIT # 21-159, ADD NEW POLE BARN 100% COMPLETE

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81-83 Legal Drain NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1-3 Value, Total Value \$41,200.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1560 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 |
|-------------------|------|---------|
| Patio, Concrete | 540 | \$3,700 |
| Porch, Open Frame | 143 | \$8,300 |

Plumbing

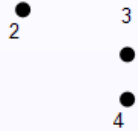
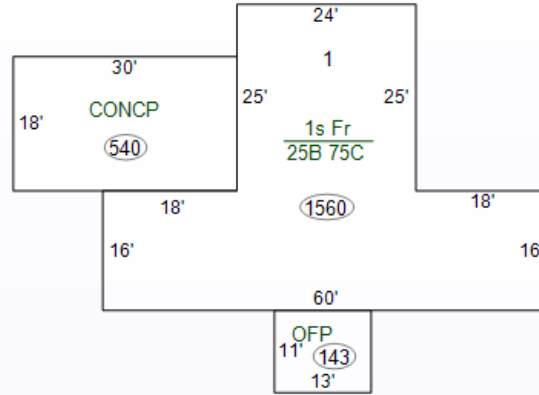
| | # | TF |
|----------------------|---|----|
| Full Bath | 1 | 3 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 3 | 5 |

Accommodations

| | |
|---------------------|---|
| Bedrooms | 2 |
| Living Rooms | 1 |
| Dining Rooms | 1 |
| Family Rooms | 1 |
| Total Rooms | 6 |

Heat Type

Central Warm Air



Specialty Plumbing

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

Cost Ladder

| Floor Constr | Base | Finish | Value | Totals |
|--------------|------|--------|-----------|--------|
| 1 1Fr | 1560 | 1560 | \$137,500 | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 1/4 | | | | |
| 1/2 | | | | |
| 3/4 | | | | |
| Attic | | | | |
| Bsmt | 390 | 0 | \$21,500 | |
| Crawl | 1170 | 0 | \$8,300 | |
| Slab | | | | |

Total Base \$167,300

Adjustments 1 Row Type Adj. x 1.00 \$167,300

Unfin Int (-) \$0
 Ex Liv Units (+) \$0
 Rec Room (+) \$0
 Loft (+) \$0
 Fireplace (+) MS:1 MO:1 \$4,500
 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 \$171,800

Sub-Total, 1 Units

Exterior Features (+) \$12,000 \$183,800

Garages (+) 0 sqft \$0 \$183,800

Quality and Design Factor (Grade) 0.90

Location Multiplier 0.85

Replacement Cost \$140,607

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+2 | 1980 | 1980 | 45 A | | 0.85 | | 1,950 sqft | \$140,607 | 38% | \$87,180 | 0% | 100% | 1.170 | 1.000 | 100.00 | 0.00 | 0.00 | \$102,000 |
| 2: Barn, Pole (T3) | 1 | T3AW | C | 2021 | 2021 | 4 A | \$16.13 | 0.85 | | 40' x 60' x 16' | \$33,166 | 10% | \$29,850 | 0% | 100% | 1.170 | 1.000 | 100.00 | 0.00 | 0.00 | \$34,900 |
| 3: Lean-to | 1 | Earth Flo | C | 1930 | 1930 | 95 A | \$5.58 | 0.85 | | 20'x36' x 10' | \$3,415 | 65% | \$1,200 | 0% | 100% | 1.170 | 1.000 | 0.00 | 0.00 | 100.00 | \$1,400 |
| 4: Type 2 Barn | 1 | | D | 1925 | 1925 | 100 A | \$37.01 | 0.85 | | 36' x 40' x 12' | \$26,502 | 65% | \$9,280 | 0% | 100% | 1.170 | 1.000 | 0.00 | 0.00 | 100.00 | \$10,900 |
| 5: Utility Shed | 1 | SV | D | 2018 | 2018 | 7 A | | 0.85 | | 10'x16' | | 25% | | 0% | 100% | 1.170 | 1.000 | 100.00 | 0.00 | 0.00 | \$0 |