

89-06-25-000-436.000-008

JOINER, CHERYL K REVOCABL

7322 STATE RD 38

101, Cash Grain/General Farm

CLAY/HARRISON-955063 (1/4

General Information

Parcel Number 89-06-25-000-436.000-008
Local Parcel Number 18-25-000-436.000-05

Tax ID: 005-00029-00

Routing Number

Property Class 101 RENTAL
Cash Grain/General Farm

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 1825000
Location Address (1) 7322 STATE RD 38 GREENS FORK, IN 47345

Ownership

JOINER, CHERYL K REVOCABLE LIV
C/O FIRST BANK RICHMOND TAX DE
PO BOX 937
RICHMOND, IN 47375

Legal

PT SE 25-17-13 2.786A & 35.624A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates 02/27/2020, 08/16/2019, 01/01/1900.

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION
10/8/2024 SPLIT/COMBINE/ETC: 2025 INSTR #2024006902 SPLIT 1.658 + H/S + IMPROVEMENTS TO 005-00029-01 10/02/2024 - JKB
8/27/2020 Misc: 2021: GENERAL REVAL



Agricultural

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

Table with columns: Assessment Year (2025, 2024), Reason For Change (AA), As Of Date (04/22/2025, 10/24/2024, 04/17/2024, 04/20/2023, 04/22/2022), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), 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 various land parcels with their respective attributes.

Zoning

ZO01 Residential

Subdivision

4 A CRA 0 13.119 1.02 \$2,390 \$2,438 \$31,984 0% 1.0000 0.00 100.00 0.00 \$31,980

Lot

4 A TR 0 21.818 1.28 \$2,390 \$3,059 \$66,741 0% 1.0000 0.00 100.00 0.00 \$66,740

Market Model

N/A

Characteristics

Topography Flood Hazard Level
Public Utilities ERA Electricity
Streets or Roads TIF Paved

Neighborhood Life Cycle Stage

Static

Printed Tuesday, April 29, 2025

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (38.41), Actual Frontage (0), Developer Discount, Parcel Acreage (38.41), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.46), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (36.95), Farmland Value (\$101,730), Measured Acreage (36.95), Avg Farmland Value/Acre (2753), Value of Farmland (\$101,720), Classified Total (\$0), Farm / Classified Value (\$101,700), Homesite(s) Value (\$18,400), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$18,400), CAP 2 Value (\$101,700), CAP 3 Value (\$0), Total Value (\$120,100).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1842 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 Masonry	318	\$15,500
Porch, Enclosed Frame	60	\$6,300

Plumbing

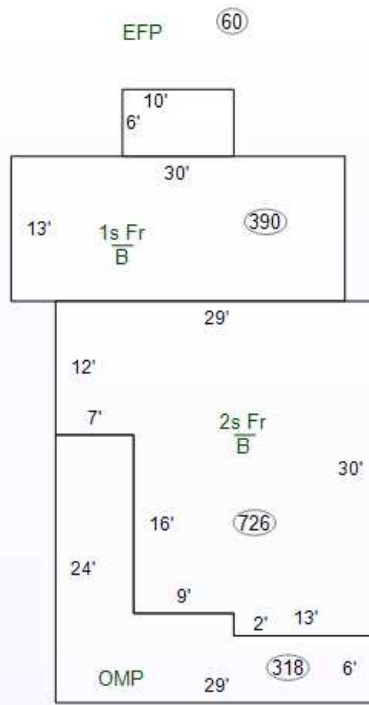
#	TF
Full Bath 1	3
Half Bath 1	2
Kitchen Sinks 1	1
Water Heaters 1	1
Add Fixtures 0	0
Total 4	7

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
1	1	
2	1	
3	1	
4	1	
5	1	
6	1	
7	1	
8	1	
9	1	
10	1	
11	1	
12	1	
13	1	

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1116	1116	\$113,100	
2 1Fr	726	726	\$43,200	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1116	0	\$37,500	
Crawl				
Slab				

Total Base \$193,800

Adjustments 1 Row Type Adj. x 1.00 \$193,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$195,400

Sub-Total, 1 Units

Exterior Features (+) \$21,800 \$217,200

Garages (+) 0 sqft \$0 \$217,200

Quality and Design Factor (Grade) 1.05

Location Multiplier 0.85

Replacement Cost \$193,851

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	C+1	1888	1888	137	A		0.85		2,958 sqft	\$193,851	45%	\$106,620	68%	100%	1.170	1.000	100.00	0.00	0.00	\$39,900
2: Frame Corn Crib	1	Drive Thr	C	1920	1920	105	F	\$21.46	0.85		24' x 30'	\$13,134	70%	\$3,940	75%	100%	1.170	1.000	0.00	0.00	100.00	\$1,200
3: Frame Corn Crib	1	Drive Thr	D	1920	1920	105	F	\$21.35	0.85		22' x 36'	\$11,498	70%	\$3,450	75%	100%	1.170	1.000	0.00	0.00	100.00	\$1,000
4: Lean-to	1	Concrete	D	1920	1920	105	F	\$10.50	0.85		27'x60' x 12'	\$11,567	70%	\$3,470	75%	100%	1.170	1.000	0.00	0.00	100.00	\$1,000
5: Lean-to	1	Earth Flo	D	1920	1920	105	F	\$4.69	0.85		20'x36' x 8'	\$2,296	70%	\$690	75%	100%	1.170	1.000	0.00	0.00	100.00	\$200
6: Lean-to	1	Earth Flo	D	1920	1920	105	F	\$4.69	0.85		18'x36' x 8'	\$2,067	70%	\$620	75%	100%	1.170	1.000	0.00	0.00	100.00	\$200
7: Milk House	1	C	C	1920	1920	105	A	\$36.63	0.85		17'x18'	\$9,527	65%	\$3,330	75%	100%	1.170	1.000	0.00	0.00	100.00	\$1,000
8: Silo	1	Reinforc	C	1913	1913	112	VP		0.85		12' x 50'	\$19,720	85%	\$2,960	95%	100%	1.170	1.000	0.00	0.00	100.00	\$200
9: Type 2 Barn	1	C	C	1920	1920	105	F	\$35.34	0.85		40' x 44' x 21'	\$66,625	70%	\$19,990	75%	100%	1.170	1.000	0.00	0.00	100.00	\$5,800
10: Type 3 Barn	1	T31SO	C	1987	1987	38	A	\$13.89	0.85		34' x 76' x 14'	\$23,116	55%	\$10,400	75%	100%	1.170	1.000	100.00	0.00	0.00	\$3,000
11: Type 3 Barn	1	T3AW	C	1987	1987	38	A	\$23.61	0.85		16' x 34' x 14'	\$9,360	55%	\$4,210	75%	100%	1.170	1.000	0.00	100.00	0.00	\$1,200

Total all pages \$55,900

Total supplemental page \$1,200

Total this page \$54,700

Exterior Features			Specialty Plumbing		
Description	Area	Value	Description	Count	Value

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
12: Utility Shed	1		D	1920	1920	105 F	\$17.18	0.85	\$11.68	16'x52'	\$9,720	70%	\$2,920	75%	100%	1.170	1.000	0.00	100.00	0.00	\$900
13: Utility Shed	1		C	1920	1920	105 A	\$20.94	0.85	\$17.80	12'x14'	\$2,990	65%	\$1,050	75%	100%	1.170	1.000	0.00	100.00	0.00	\$300

