

89-06-26-000-205.001-008

ELIASON, DUSTIN & CHRISTINA

4740 CARLOS RD

510, 1 Family Dwell - Platted Lot

CLAY/HARRISON-955063 (1/2

General Information

Parcel Number 89-06-26-000-205.001-008
Local Parcel Number 18-26-000-205.010-05
Tax ID: 005-00134-02
Routing Number

Ownership

ELIASON, DUSTIN & CHRISTINA
4740 CARLOS RD
GREENS FORK, IN 47345

Legal

LOT 1 TRINITY'S TROVE

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 10/20/2023 to 01/01/1900.

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION
3/7/2025 Misc: 2025 GENERAL REVAUATION
12/22/2023 Sales Disclosure: 2024 SALES REVIEW
11/21/2022 Misc: 2023: ADD TWP(2) LEAN-TO'S TO EXISTING BARN 10-13-2022

Property Class 510
1 Family Dwell - Platted Lot



Res

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 1826000
Location Address (1) 4740 CARLOS RD GREENSFORK, IN 47345

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

Table with 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 categories.

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 details for lots 9, 91, and 82.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81-83 UT Towers 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 Value, CAP 2 Value, CAP 3 Value, Total Value \$30,300.

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only

Collector 03/01/2024 js

Appraiser

Nexus

General Information

| | |
|----------------------|----------------------|
| Occupancy | Single-Family |
| Description | Residential Dwelling |
| Story Height | 2 |
| Style | N/A |
| Finished Area | 2104 sqft |
| Make | |

Floor Finish

| | |
|-------------------------------------------------|--------------------------------------------|
| <input type="checkbox"/> Earth | <input type="checkbox"/> Tile |
| <input type="checkbox"/> Slab | <input checked="" type="checkbox"/> Carpet |
| <input checked="" type="checkbox"/> Sub & Joist | <input type="checkbox"/> Unfinished |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Other |
| <input type="checkbox"/> Parquet | |

Wall Finish

| | |
|-----------------------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Plaster/Drywall | <input type="checkbox"/> Unfinished |
| <input type="checkbox"/> Paneling | <input type="checkbox"/> Other |
| <input type="checkbox"/> Fiberboard | |

Roofing

| | | | | |
|---------------------------------------|--------------------------------|---------------------------------------------|--------------------------------|-------------------------------|
| <input type="checkbox"/> Built-Up | <input type="checkbox"/> Metal | <input checked="" type="checkbox"/> Asphalt | <input type="checkbox"/> Slate | <input type="checkbox"/> Tile |
| <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Other | | | |

Exterior Features

| Description | Area | Value |
|-------------------|------|---------|
| Porch, Open Frame | 60 | \$4,300 |
| Patio, Concrete | 621 | \$4,500 |

Plumbing

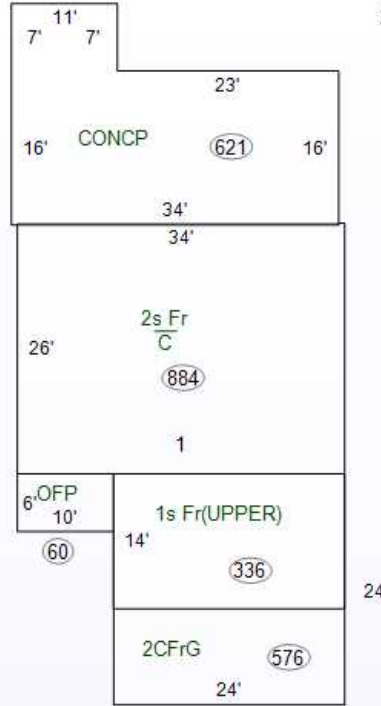
| # | TF |
|----------------------|------|
| Full Bath | 2 6 |
| Half Bath | 1 2 |
| Kitchen Sinks | 1 1 |
| Water Heaters | 1 1 |
| Add Fixtures | 0 0 |
| Total | 5 10 |

Accommodations

| | |
|---------------------|---|
| Bedrooms | 3 |
| Living Rooms | 1 |
| Dining Rooms | 1 |
| Family Rooms | 1 |
| Total Rooms | 8 |

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------|--------|------|--------|----------|--------|
| 1 | 1Fr | 884 | 884 | \$94,800 | |
| 2 | 1Fr | 1220 | 1220 | \$59,600 | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | | | | |
| Crawl | | 884 | 0 | \$7,100 | |
| Slab | | | | | |

Total Base \$161,500

Adjustments 1 Row Type Adj. x 1.00 \$161,500

| | |
|------------------|----------------------------|
| Unfin Int (-) | \$0 |
| Ex Liv Units (+) | \$0 |
| Rec Room (+) | \$0 |
| Loft (+) | \$0 |
| Fireplace (+) | \$0 |
| No Heating (-) | \$0 |
| A/C (+) | 1:884 2:1220 \$6,800 |
| No Elec (-) | \$0 |
| Plumbing (+ / -) | 10 - 5 = 5 x \$800 \$4,000 |
| Spec Plumb (+) | \$0 |
| Elevator (+) | \$0 |

Sub-Total, One Unit \$172,300

Sub-Total, 1 Units

Exterior Features (+) \$8,800 \$181,100

Garages (+) 576 sqft \$24,700 \$205,800

Quality and Design Factor (Grade) 1.05

Location Multiplier 0.85

Replacement Cost \$183,677

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 | 2007 | 2007 | 18 G | | 0.85 | | 2,104 sqft | \$183,677 | 16% | \$154,290 | 0% | 100% | 1.170 | 1.000 | 100.00 | 0.00 | 0.00 | \$180,500 |
| 2: Barn, Pole (T3) | 1 | T3AW | D | 2008 | 2008 | 17 A | \$26.10 | 0.85 | | 16' x 23' x 8' | \$5,705 | 35% | \$3,710 | 0% | 100% | 1.170 | 1.000 | 100.00 | 0.00 | 0.00 | \$4,300 |
| 2x3: Lean-To | 1 | Concrete | D | 2022 | 2022 | 3 A | \$8.36 | 0.85 | | 12'x23' x 7' | \$1,568 | 10% | \$1,410 | 0% | 100% | 1.170 | 1.000 | 0.00 | 0.00 | 100.00 | \$3,300 |