

General Information

Parcel Number
89-06-26-000-411.005-008

Local Parcel Number
18-26-000-411.050-05

Tax ID:
005-00134-07

Routing Number

Ownership

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

Legal

PT SE SEC 26-17-13 1.099A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/20/2023	ELIASON, DUSTIN &	2023008143	WD	/		
12/12/2013	MORELAND, ERIC S	2013010742	SW	/	\$128,000	
10/02/2013	FEDERAL NATIONAL	2013008757	SH	/	\$0	
09/04/2007	O'NEIL, CHRISTOPH	2007008901	CO	/	\$0	
04/20/2007	O'NEIL, CHRISTOPH		CO	/		
01/01/1900	HORSTMAN, THOMA		CO	/		

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION

7/22/2020 Misc: 2021 GENERAL REVAL

5/12/2016 : 2017 GENERAL REVAL PHASE 3

Property Class 501
Vacant - Unplatted (0 to 9.99 Acres)



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

Location Address (1)
CARLOS RD
GREENS FORK, IN 47345

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

2025	Assessment Year	2025	2024	2023	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	06/27/2023	04/20/2023	04/22/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$4,100	Land	\$4,100	\$3,600	\$3,300	\$3,300	\$3,300
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$4,100	Land Non Res (2)	\$4,100	\$3,600	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$3,300	\$3,300	\$3,300
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$4,100	Total	\$4,100	\$3,600	\$3,300	\$3,300	\$3,300
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$4,100	Total Non Res (2)	\$4,100	\$3,600	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$3,300	\$3,300	\$3,300

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 100', CI 100' X 100')

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
91	A		0	0.993000	1.00	\$4,100	\$4,100	\$4,071	0%	1.0000	0.00	100.00	0.00	\$4,070
82	A	GE	0	0.106000	1.02	\$2,390	\$2,438	\$258	-100%	1.0000	0.00	0.00	100.00	\$0

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

Land Computations

Calculated Acreage	1.10
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.10
81 Legal Drain NV	0.00
82 Public Roads NV	0.11
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.99
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	\$0
91/92 Value	\$4,100
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$4,100
CAP 3 Value	\$0
Total Value	\$4,100

