

89-06-26-000-411.007-008

HEACOX, MARVIN W & CHERYL

4586 CARLOS RD

510, 1 Family Dwell - Platted Lot

CLAY/HARRISON-955063 (1/2

General Information

Parcel Number 89-06-26-000-411.007-008
Local Parcel Number 18-26-000-411.070-05

Tax ID: 005-00134-09

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 955063-005 CLAY/HARRISON-955063 (005)
Section/Plat 1826000
Location Address (1) 4586 CARLOS RD GREENSFORK, IN 47345

Ownership

HEACOX, MARVIN W & CHERYL L
4586 CARLOS RD
GREENS FORK, IN 47345

Legal

LOT 1 HALEY'S POND

Transfer of Ownership

Date 01/01/1900 Owner HEACOX, MARVIN W Doc ID Code Book/Page Adj Sale Price V/I CO /

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION
3/7/2025 Misc: 2025 GENERAL REVAUATION
7/17/2020 Misc: 2021 GENERAL REVAL-



Res

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

Table with columns for Assessment Year (2025, 2024, 2023), 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), and various valuation amounts for Land, Improvement, and Total.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

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

Data Source External Only

Collector 03/01/2024 js

Appraiser

Nexus

Land Computations

Table with columns for various land computation metrics such as Calculated Acreage (2.91), Actual Frontage (0), Developer Discount, Parcel Acreage (2.91), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.09), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (1.83), 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 (\$18,400), 91/92 Value (\$7,500), Supp. Page Land Value, CAP 1 Value (\$18,400), CAP 2 Value (\$7,500), CAP 3 Value (\$0), and Total Value (\$25,900).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1435 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
Stoop, Masonry	32	\$1,800
Canopy, Roof Extension	32	\$800
Porch, Open Frame	256	\$12,000

Plumbing

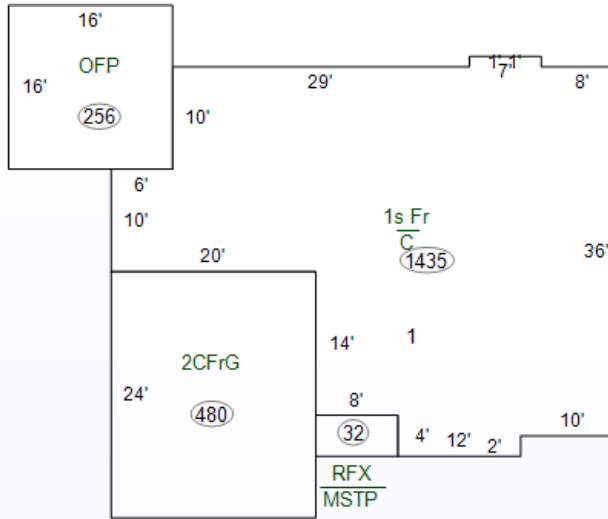
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	1
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
Bath Tub With Jets	1	\$1,800

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1435	1435	\$130,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1435	0	\$9,100	
Slab					

Total Base \$139,600
Adjustments 1 Row Type Adj. x 1.00 \$139,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1435	\$4,600
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$1,800
Elevator (+)		\$0

Sub-Total, One Unit \$149,200
Sub-Total, 1 Units

Exterior Features (+)	\$14,600	\$163,800
Garages (+) 480 sqft	\$20,100	\$183,900
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$156,315

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	C	2000	2000	25	A			0.85		1,435 sqft	\$156,315	22%	\$121,930	4%	100%	1.170	1.000	100.00	0.00	0.00	\$137,000
2: Detached Garage/Boat H	1	Wood Fr	C+1	2003	2003	22	A		\$37.41	0.85	\$37.82	26'x30'	\$29,496	22%	\$23,010	0%	100%	1.170	1.000	100.00	0.00	0.00	\$26,900