

General Information

Parcel Number 89-06-27-000-102.001-008
Local Parcel Number 18-27-000-102.010-05

Tax ID: 005-00340-01

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County WAYNE
Township CLAY TOWNSHIP
District 008 (Local 005) CLAY TOWNSHIP
School Corp 8305 NETTLE CREEK
Neighborhood 955063-005 CLAY RURAL RES/AG
Section/Plat 1827000
Location Address (1) 5099 SUGAR GROVE RD GREENSFORK, IN 47345

Ownership

KINDER, DARIN L & TARA A
5099 SUGAR GROVE RD
GREENS FORK, IN 47345

Legal

LOT 1 CHANDLER'S CHASE SEC 1

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 12/17/2008 to 01/01/1900.

Notes

3/11/2025 Nexus: 2025 GENERAL REVALUATION
6/17/2024 Misc: 2025 GENERAL REVAL



Res

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

Table with columns: 2026, 2025, 2024. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and Total.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 84 Solar Energy Land, 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.

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 Thursday, April 30, 2026

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 2082 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 |
|-----------------|------|---------|
| Wood Deck | 132 | \$2,700 |
| Patio, Concrete | 144 | \$1,200 |

Plumbing

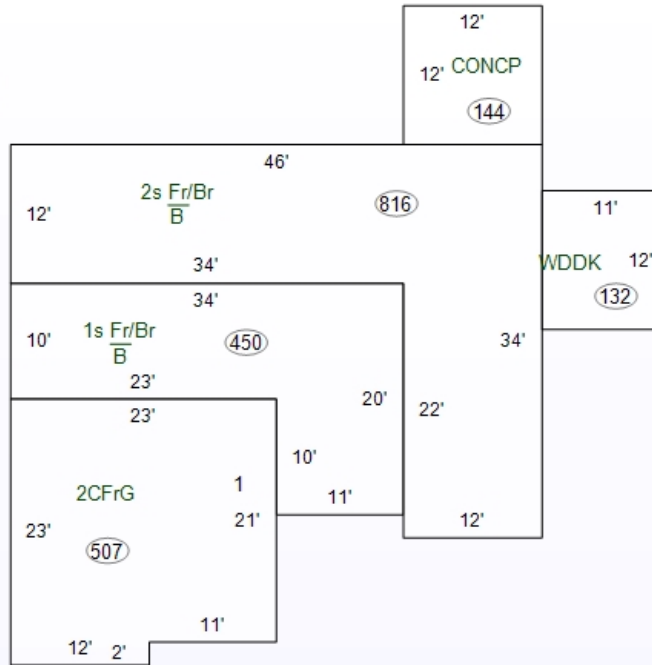
| | # | TF |
|----------------------|---|----|
| Full Bath | 2 | 6 |
| Half Bath | 1 | 2 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 3 | 3 |
| Total | 8 | 13 |

Accommodations

| | |
|---------------------|---|
| Bedrooms | 3 |
| Living Rooms | 1 |
| Dining Rooms | 0 |
| Family Rooms | 0 |
| Total Rooms | 5 |

Heat Type

Central Warm Air



| Description | Count | Value |
|--------------------|-------|-------|
| Specialty Plumbing | | |

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------|--------|------|--------|-----------|--------|
| 1 | 92 | 1266 | 1266 | \$156,400 | |
| 2 | 92 | 816 | 816 | \$75,400 | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | 1266 | 0 | \$64,600 | |
| Crawl | | | | | |
| Slab | | | | | |

| | |
|-----------------------------------|-------------------------------|
| Total Base | \$296,400 |
| Adjustments | 1 Row Type Adj. x 1.00 |
| Unfin Int (-) | \$0 |
| Ex Liv Units (+) | \$0 |
| Rec Room (+) | \$0 |
| Loft (+) | \$0 |
| Fireplace (+) | \$0 |
| No Heating (-) | \$0 |
| A/C (+) | 1:1266 2:816 \$7,400 |
| No Elec (-) | \$0 |
| Plumbing (+ / -) | 13 - 5 = 8 x \$1,400 \$11,200 |
| Spec Plumb (+) | \$0 |
| Elevator (+) | \$0 |
| Sub-Total, One Unit | \$315,000 |
| Sub-Total, 1 Units | |
| Exterior Features (+) | \$3,900 \$318,900 |
| Garages (+) 507 sqft | \$23,200 \$342,100 |
| Quality and Design Factor (Grade) | 1.10 |
| Location Multiplier | 0.87 |
| Replacement Cost | \$327,390 |

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 | 2/6 Maso | C+2 | 2003 | 2003 | 23 A | | 0.87 | | 3,348 sqft | \$327,390 | 22% | \$255,360 | 0% | 100% | 0.950 | 1.000 | 100.00 | 0.00 | 0.00 | \$242,600 |
| 2: Wood Deck- Treated pine | 1 | | C | 2004 | 2004 | 22 A | | 0.87 | | 12'x15' | \$3,132 | 22% | \$2,440 | 0% | 100% | 0.950 | 1.000 | 100.00 | 0.00 | 0.00 | \$2,300 |