

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: 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 1827000
Location Address (1) 5099 SUGAR GROVE RD GREENSFORK, IN 47345

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

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 include transfers from 12/17/2008 and 01/01/1900.

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION
3/7/2025 Misc: 2025 GENERAL REVAUATION
6/17/2024 Misc: 2025 GENERAL REVAL
7/22/2020 Misc: 2021 GENERAL REVAL-

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, and Total.

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 land parcels 9, 91, and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.52), Actual Frontage (0), Developer Discount, Parcel Acreage (1.52), 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 (0.43), 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 (\$1,800), Supp. Page Land Value, CAP 1 Value (\$18,400), CAP 2 Value (\$1,800), CAP 3 Value (\$0), Total Value (\$20,200).

**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	\$3,300
Patio, Concrete	144	\$1,200

**Plumbing**

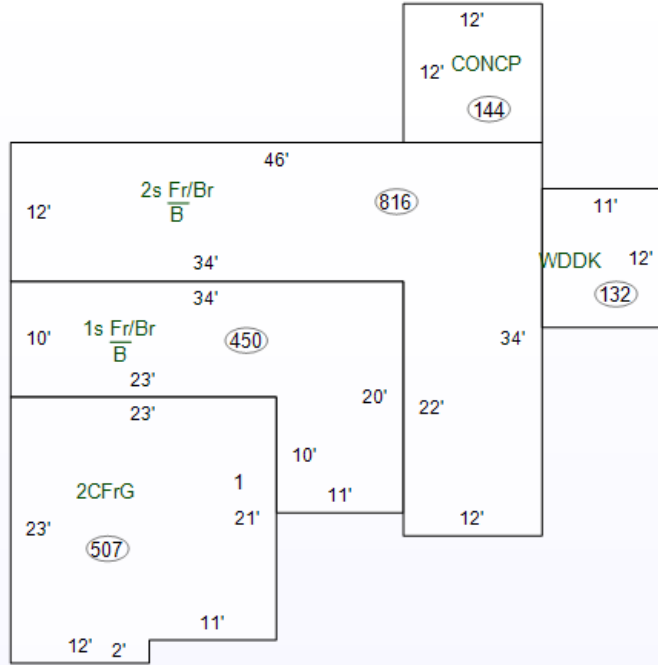
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	3	3
<b>Total</b>	8	13

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	92	1266	1266	\$126,900	
2	92	816	816	\$49,300	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1266	0	\$40,900	
Crawl					
Slab					

<b>Total Base</b>	\$217,100
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1266 2:816 \$6,100
No Elec (-)	\$0
Plumbing (+ / -)	13 - 5 = 8 x \$800 \$6,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

<b>Sub-Total, One Unit</b>	\$229,600
<b>Sub-Total, 1 Units</b>	
Exterior Features (+)	\$4,500 \$234,100
Garages (+) 507 sqft	\$20,100 \$254,200
Quality and Design Factor (Grade)	1.10
Location Multiplier	0.85
<b>Replacement Cost</b>	<b>\$237,677</b>

**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	22	A		0.85		3,348 sqft	\$237,677	22%	\$185,390	0%	100%	1.170	1.000	100.00	0.00	0.00	\$216,900
2: Wood Deck- Treated pine	1		C	2004	2004	21	A		0.85		12'x15'	\$3,485	22%	\$2,720	0%	100%	1.170	1.000	100.00	0.00	0.00	\$3,200