

89-06-27-000-106.000-008

General Information

Parcel Number
89-06-27-000-106.000-008

Local Parcel Number
18-27-000-106.000-05

Tax ID:
005-00299-00

Routing Number

Property Class 101
Cash Grain/General Farm

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)
10223 STATE RD 38
GREENS FORK, 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 Friday, May 16, 2025

Review Group 2029

BEACH, BRADLEY A & LISA J

Ownership

BEACH, BRADLEY A & LISA J
10223 STATE RD 38
GREENS FORK, IN 47345

Legal

PT NW 27-17-13 5.17A



10223 STATE RD 38

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/02/2011	BEACH, BRADLEY A	2011005609	TD	/	\$124,965	I
01/01/1900	SITZLAR, HERBERT	2011005609	TD	/	\$124,965	I

101, Cash Grain/General Farm

Agricultural

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

2025	Assessment Year	2025	2025	2024	2024	2023
WIP	Reason For Change	AA	AA	AA	AA	AA
05/16/2025	As Of Date	05/15/2025	04/22/2025	10/24/2024	04/17/2024	04/20/2023
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	☒	☐	☒	☐	☐
\$21,500	Land	\$21,500	\$21,900	\$19,300	\$19,300	\$17,500
\$18,400	Land Res (1)	\$18,400	\$18,400	\$16,000	\$16,000	\$14,700
\$3,100	Land Non Res (2)	\$3,100	\$3,500	\$3,300	\$3,300	\$2,800
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$155,900	Improvement	\$155,900	\$155,900	\$137,200	\$135,500	\$124,500
\$155,900	Imp Res (1)	\$155,900	\$155,900	\$137,200	\$135,500	\$104,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$20,000
\$177,400	Total	\$177,400	\$177,800	\$156,500	\$154,800	\$142,000
\$174,300	Total Res (1)	\$174,300	\$174,300	\$153,200	\$151,500	\$119,200
\$3,100	Total Non Res (2)	\$3,100	\$3,500	\$3,300	\$3,300	\$2,800
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$20,000

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
9	A		0	1.000000	1.00	\$18,400	\$18,400	\$18,400	0%	1.0000	100.00	0.00	0.00	\$18,400
5	A	CRA	0	2.690000	1.02	\$2,120	\$2,162	\$5,816	-60%	1.0000	0.00	100.00	0.00	\$2,330
5	A	MNB	0	0.990000	0.89	\$2,120	\$1,887	\$1,868	-60%	1.0000	0.00	100.00	0.00	\$750
71	A	CRA	0	0.020000	1.02	\$2,120	\$2,162	\$43	-40%	1.0000	0.00	100.00	0.00	\$30
82	A	GE	0	0.470000	1.02	\$2,120	\$2,162	\$1,016	-100%	1.0000	0.00	100.00	0.00	\$00

CLAY/HARRISON-955063 (1/2

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION
7/15/2020 Misc: 2020- GENERAL REVAL-

Land Computations

Calculated Acreage	5.17
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	5.17
81 Legal Drain NV	0.00
82 Public Roads NV	0.47
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	3.70
Farmland Value	\$3,110
Measured Acreage	3.70
Avg Farmland Value/Acre	841
Value of Farmland	\$3,110
Classified Total	\$0
Farm / Classified Value	\$3,100
Homesite(s) Value	\$18,400
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$18,400
CAP 2 Value	\$3,100
CAP 3 Value	\$0
Total Value	\$21,500

General Information

OccupancySingle-Family

DescriptionResidential Dwelling

Story Height1

StyleN/A

Finished Area1302 sqft

Make

Floor Finish

☐Earth

☐Tile

☐Slab

☒Carpet

☒Sub & Joist

☐Wood

☐Parquet

Unfinished

Other

Wall Finish

☒Plaster/Drywall

☐Unfinished

☐Paneling

☐Other

☐Fiberboard

Plumbing

#TF

Full Bath26

Half Bath00

Kitchen Sinks11

Water Heaters11

Add Fixtures11

Total59

Accommodations

Bedrooms3

Living Rooms1

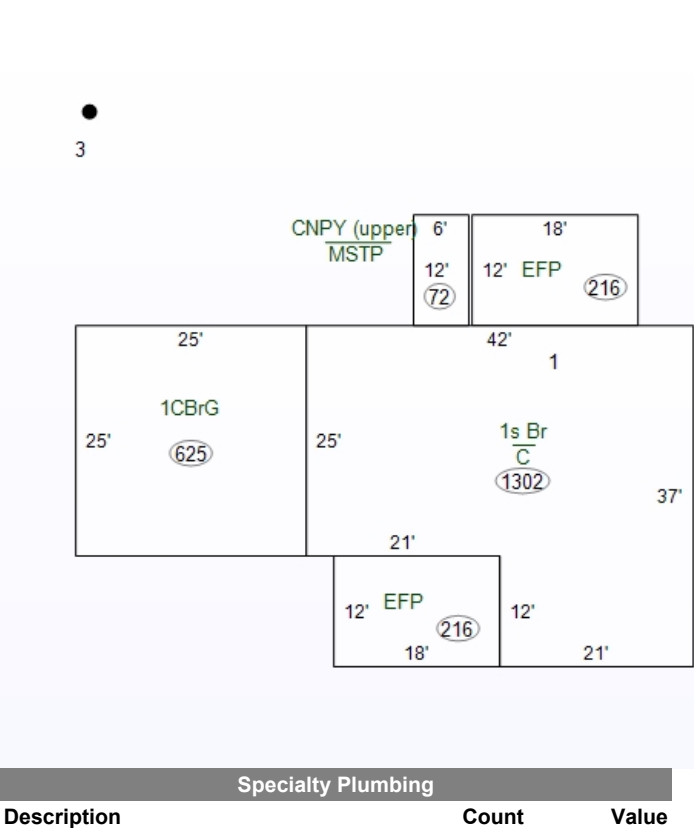
Dining Rooms0

Family Rooms0

Total Rooms6

Heat Type

Central Warm Air



Cost Ladder				
Floor	Constr	Base	Finish	Value
1	7	1302	1302	\$137,100
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl		1302	0	\$8,800
Slab				
Total Base				\$145,900
Adjustments 1 Row Type Adj. x 1.00				\$145,900
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+) MS:1 MO:1				\$4,500
No Heating (-)				\$0
A/C (+) 1:1302				\$4,400
No Elec (-)				\$0
Plumbing (+ / -) 9 – 5 = 4 x \$800				\$3,200
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$158,000
Sub-Total, 1 Units				
Exterior Features (+)				\$33,500
Garages (+) 625 sqft				\$27,300
Quality and Design Factor (Grade)				1.00
Location Multiplier				0.85
Replacement Cost				\$185,980

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	1	Brick	C	1977	1982	43 F		0.85		1,302 sqft	\$185,980	38%	\$115,310	3%	100%	1.170	1.000	100.00	0.00	0.00	\$130,900	
2: Detached Garage/Boat H	1	Wood Fr	C	1977	1977	48 F	\$36.00	0.85	\$30.60	24'x36'	\$26,438	40%	\$15,860	0%	100%	1.170	1.000	100.00	0.00	0.00	\$18,600	
3: Type 3 Barn	1	T3AW	C	1979	1979	46 F	\$20.41	0.85		24' x 40' x 10'	\$15,612	65%	\$5,460	0%	100%	1.170	1.000	100.00	0.00	0.00	\$6,400	