

89-06-28-000-107.000-008

STUART, JON W & SHERRY L H

11081 STATE RD 38

511, 1 Family Dwell - Unplatted (0 to 9.9

CLAY/HARRISON-955063 ( 1/2

General Information

Parcel Number 89-06-28-000-107.000-008
Local Parcel Number 18-28-000-107.000-05

Tax ID: 005-00322-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

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 1828000

Location Address (1) 11081 STATE RD 38 GREENS FORK, IN 47345

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling 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

STUART, JON W & SHERRY L HARN
11081 STATE RD 38
GREENS FORK, IN 47345-9712

Legal

PT NW SEC 28-17-13 4.55A



Transfer of Ownership

Date 01/01/1900 Owner STUART, JON W & S Doc ID Code Book/Page Adj Sale Price V/I

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION
3/7/2025 Misc: 2025 GENERAL REVAUATION
7/31/2023 PERMIT/CO: 2024 PERMIT# 23-114 ADD CNPY OVER EXSISTING DECK

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.

Land Computations

Table with columns for various land computation metrics such as Calculated Acreage (4.55), Actual Frontage (0), Developer Discount, Parcel Acreage (4.55), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.06), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (3.49), 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 (\$14,300), Supp. Page Land Value, CAP 1 Value (\$18,400), CAP 2 Value (\$14,300), CAP 3 Value (\$0), and Total Value (\$32,700).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1586 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	120	\$3,500
Stoop, Masonry	30	\$1,800
Canopy, Roof Extension	285	\$3,500
Wood Deck	280	\$5,900
Canopy, Shed Type	280	\$2,100

**Plumbing**

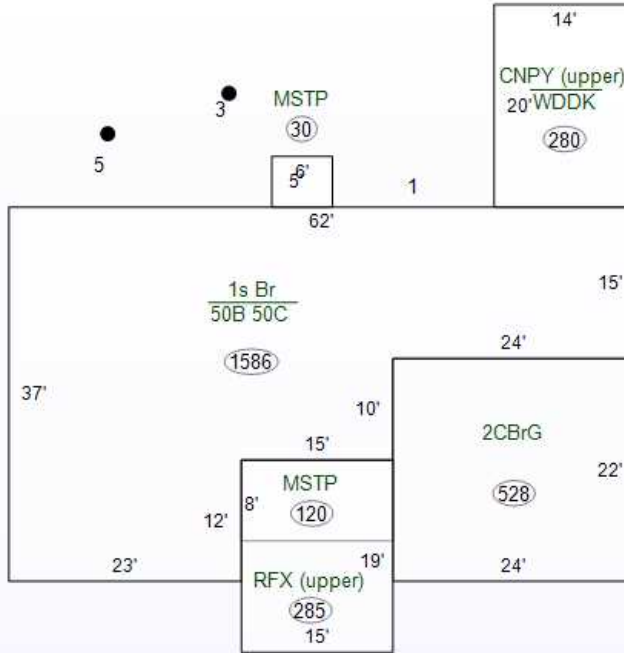
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>8</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>6</b>

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	1586	1586	\$153,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		793	0	\$30,600	
Crawl		793	0	\$6,800	
Slab					

**Total Base** \$190,600

**Adjustments** 1 Row Type Adj. x 1.00 \$190,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1586 \$5,000
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$202,500

**Sub-Total, 1 Units**

Exterior Features (+)	\$16,800	\$219,300
Garages (+) 528 sqft	\$22,300	\$241,600
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

**Replacement Cost** \$205,360

**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	1966	1972	53	A		0.85		2,379 sqft	\$205,360	40%	\$123,220	0%	100%	1.170	1.000	100.00	0.00	0.00	\$144,200
2: OFP	1		C	2009	2009	16	A		0.85		6'x48'	\$11,900	15%	\$10,120	0%	100%	1.170	1.000	100.00	0.00	0.00	\$11,800
3: Porch (free standing)	1		C	2009	2009	16	A		0.85		8'x8'	\$4,505	15%	\$3,830	0%	100%	1.170	1.000	100.00	0.00	0.00	\$4,500
4: Type 3 Barn	1	T3AW	C	1991	1999	26	A	\$14.79	0.85		70' x 48' x 16'	\$43,145	45%	\$23,730	0%	100%	1.170	1.000	100.00	0.00	0.00	\$27,800
5: WDDK	1		C	2009	2009	16	A		0.85		16'x16'	\$4,590	15%	\$3,900	0%	100%	1.170	1.000	100.00	0.00	0.00	\$4,600