89-06-35-000-221.002-008 | **STUART, JON & SHERRY** | **N MINERAL SPRINGS RD** | **100, Vacant Land** | **CLAY/HARRISON-955063 (**

General Information

Parcel Number
89-06-35-000-221.002-008

Local Parcel Number
18-35-000-221.020-05

Tax ID:
005-00149-02

Routing Number

Property Class 100
Vacant Land

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

Location Address (1)
N MINERAL SPRINGS RD
GREENS FORK, IN 47345

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
	☐
Public Utilities	**ERA**
	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

STUART, JON & SHERRY
11081 STATE RD 38
GREENS FORK, IN 47345

Legal

PT NW & PT NE 35-17-13 18.692A

Transfer of Ownership

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

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION

3/7/2025 Misc: 2025 GENERAL REVAUATION

8/9/2022 Misc: 2023 SPLIT 0.938A TO 005-00149-04 PER INST# 2022008266 8-8-22

7/22/2020 Misc: 2021 GENERAL REVAL

Agricultural

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
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	☐	☐	☐	☐	☐
$38,700	**Land**	**$38,700**	**$36,900**	**$30,700**	**$25,600**	**$22,000**
$0	Land Res (1)	$0	$0	$0	$0	$0
$38,700	Land Non Res (2)	$38,700	$36,900	$30,700	$25,600	$22,000
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$0	**Improvement**	**$0**	**$0**	**$0**	**$0**	**$0**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$38,700	**Total**	**$38,700**	**$36,900**	**$30,700**	**$25,600**	**$22,000**
$0	Total Res (1)	$0	$0	$0	$0	$0
$38,700	Total Non Res (2)	$38,700	$36,900	$30,700	$25,600	$22,000
$0	Total Non Res (3)	$0	$0	$0	$0	$0

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
4	A	OCA	0	15.522000	0.94	$2,390	$2,247	$34,878	0%	1.0000	0.00	100.00	0.00	$34,880
4	A	SUC3	0	2.130000	0.68	$2,390	$1,625	$3,461	0%	1.0000	0.00	100.00	0.00	$3,460
5	A	OCA	0	0.330000	0.94	$2,390	$2,247	$742	-60%	1.0000	0.00	100.00	0.00	$300
5	A	SUC3	0	0.070000	0.68	$2,390	$1,625	$114	-60%	1.0000	0.00	100.00	0.00	$50
82	A		0	0.640000	1.00	$2,390	$2,390	$1,530	-100%	1.0000	0.00	100.00	0.00	$00

Data Source External Only **Collector** 03/01/2024 js **Appraiser** Nexus

Land Computations

Calculated Acreage	18.69
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	18.69
81 Legal Drain NV	0.00
82 Public Roads NV	0.64
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	18.05
Farmland Value	$38,690
Measured Acreage	18.05
Avg Farmland Value/Acre	2143
Value of Farmland	$38,690
Classified Total	$0
Farm / Classifed Value	$38,700
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$38,700
CAP 3 Value	$0
Total Value	**$38,700**