

89-09-03-000-101.000-008

DAVIS, STEPHEN M & VALERIE

10278 TED DAVIS RD

511, 1 Family Dwell - Unplatted (0 to 9.9

CLAY/HARRISON-955063 (1/2

General Information

Parcel Number 89-09-03-000-101.000-008

Local Parcel Number 20-03-000-101.000-05

Tax ID: 005-00103-00

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 2003000

Location Address (1) 10278 TED DAVIS 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

DAVIS, STEPHEN M & VALERIE C/O ERIC JONES 10184 TED DAVIS RD GREENS FORK, IN 47345

Legal

N D NW 3-16-13 1.09A; PT NW 3-16-13 1.259A (CONTRACT: ERIC JONES CORR 2012001916)



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, W/I. Rows show ownership transfers from 09/14/2018 to 01/01/1900.

Notes

3/11/2025 Nexus: 2024 GENERAL REVALUATION
3/7/2025 Misc: 2025 GENERAL REVAUATION
6/13/2024 Misc: 2024 GENERAL REVAL
11/16/2020 Misc: 2021 NEW CONSTRUCTION: ADD ADDITION, AND EFF AGE
7/15/2020 Misc: 2021 GENERAL REVAL
9/25/2019 Misc: 2020: COMBINE WITH 005-00102-01 PER A/C#8157

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2023-2025.

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 show land data for lots 9, 91, and 82.

Land Computations

Table with columns: Computation, Value. Rows include Calculated Acreage (2.35), Actual Frontage (0), Developer Discount, Parcel Acreage (2.35), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.37), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.98), 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 (\$4,000), Supp. Page Land Value, CAP 1 Value (\$18,400), CAP 2 Value (\$4,000), CAP 3 Value (\$0), Total Value (\$22,400).

Data Source External Only

Collector 03/01/2024 js

Appraiser

Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 3013 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	48	\$2,300

Plumbing

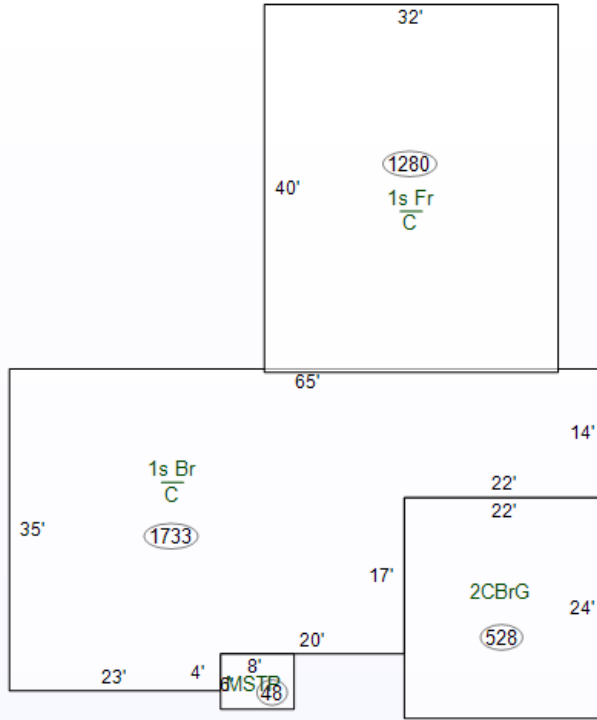
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	1
Total Rooms	6

Heat Type

Hot Water or Steam



Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	94	3013	3013	\$250,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		3013	0	\$14,500	
Slab					

Total Base \$265,100

Adjustments 1 Row Type Adj. x 1.00 \$265,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:3013	\$9,100
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$280,300

Sub-Total, 1 Units

Exterior Features (+)	\$2,300	\$282,600
Garages (+) 528 sqft	\$22,300	\$304,900
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

Replacement Cost \$259,165

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	4/6 Maso	C	1979	1996	29	A			0.85		3,013 sqft	\$259,165	24%	\$196,970	0%	100%	1.170	1.000	100.00	0.00	0.00	\$230,500