

General Information

Parcel Number 89-09-15-000-102.001-014
Local Parcel Number 28-15-000-102.018-09

Tax ID: 009-00190-04

Routing Number

Property Class 141
Agricultural Land With Mobile Home

Year: 2025

Location Information

County WAYNE
Township HARRISON TOWNSHIP
District 014 (Local 009) HARRISON TOWNSHIP
School Corp 8305 NETTLE CREEK
Neighborhood 955063-009 CLAY/HARRISON-955063 (009)
Section/Plat 2815000
Location Address (1) 9855 KITTERMAN RD 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 Tuesday, April 29, 2025

Review Group 2030

Ownership

CRUTCHER, RICHARD W & CYNTHIA
9855 KITTERMAN RD
GREENS FORK, IN 47345

Legal

PT NW SEC 15-16-13 4.854A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 11/09/2012 to 01/01/1900.

Notes

5/10/2021 Misc: 2022: GENERAL REVALUATION

Agricultural

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, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show valuation data for years 2022-2025.

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 various lots.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (4.85), Actual Frontage (0), Developer Discount, Parcel Acreage (4.85), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.01), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (3.84), Farmland Value (\$7,670), Measured Acreage (3.84), Avg Farmland Value/Acre (1997), Value of Farmland (\$7,670), Classified Total (\$0), Farm / Classified Value (\$7,700), Homesite(s) Value (\$18,600), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$18,600), CAP 2 Value (\$7,700), CAP 3 Value (\$0), Total Value (\$26,300).

Data Source Aerial

Collector 03/03/2021 jf

Appraiser 05/10/2021 df

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1066 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	192	\$4,600
Porch, Open Frame	216	\$10,900

Plumbing

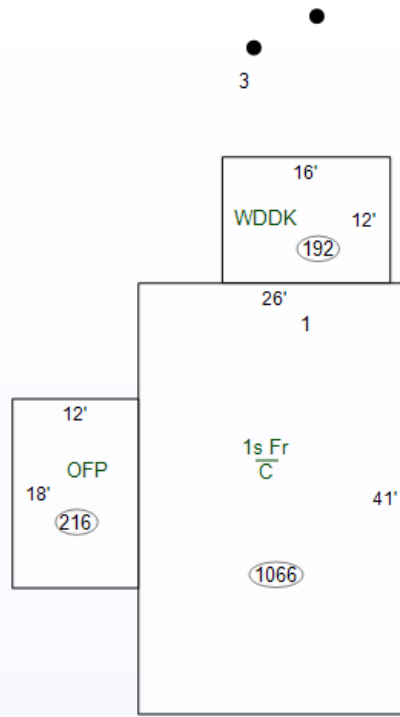
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1066	1066	\$110,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1066	0	\$7,900	
Slab				

Total Base			\$117,900
Adjustments	1 Row Type Adj. x 1.00		\$117,900
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)		1:1066	\$4,000
No Elec (-)			\$0
Plumbing (+ / -)		8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)			\$0
Elevator (+)			\$0

Sub-Total, One Unit			\$124,300
Sub-Total, 1 Units			
Exterior Features (+)		\$15,500	\$139,800
Garages (+) 0 sqft		\$0	\$139,800
Quality and Design Factor (Grade)			0.80
Location Multiplier			0.85
Replacement Cost			\$95,064

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	Wood Fr	D	1997	1997	28 A		0.85		1,066 sqft	\$95,064	28%	\$68,450	0%	100%	1.190	1.000	100.00	0.00	0.00	\$81,500
2: Canopy (free standing)	1		D	1997	1997	28 A		0.85		8'x8'	\$544	28%	\$390	0%	100%	1.190	1.000	100.00	0.00	0.00	\$500
3: Type 3 Barn	1	T3AW	C	1997	1997	28 A	\$19.27	0.85		30' x 40' x 10'	\$18,960	50%	\$9,480	0%	100%	1.000	1.000	100.00	0.00	0.00	\$9,500