

General Information

Parcel Number 89-01-22-000-202.001-010
Local Parcel Number 01-22-000-202.010-06
Tax ID: 006-00094-01
Routing Number

Ownership

REECE, BRADLEY & STEPHANIE
15614 WEAVER RD
LOSANTVILLE, IN 47354

Legal

PT NE SEC 22-18-12 1.431A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/18/2021 to 01/01/1900.

Notes

7/12/2021 Misc: 2022 GENERAL REVALUATION
6/21/2021 Misc: 2022 SALES REVIEW
3/26/2021 Misc: 2021: GRANT HERITAGE BARN STATUS TO THE 32X42 TYPE 2 BARN PER F/C 03-25-2021

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



Res

Year: 2025

Location Information

County WAYNE
Township DALTON TOWNSHIP
District 010 (Local 006) DALTON TOWNSHIP
School Corp 8305 NETTLE CREEK
Neighborhood 965067-006 DALTON-965067 (006)
Section/Plat 0122000
Location Address (1) 15614 WEAVER RD LOSANTVILLE, IN 47339

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 values 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 include data for lots 9, 91, and 82.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Electricity
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 04/14/2021 jf

Appraiser 07/12/2021 gw

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.43), Actual Frontage (0), Developer Discount, Parcel Acreage (1.43), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.15), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.29), 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 (\$16,200), 91/92 Value (\$1,100), Supp. Page Land Value, CAP 1 Value (\$16,200), CAP 2 Value (\$1,100), CAP 3 Value (\$0), Total Value (\$17,300).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1027 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
Porch, Enclosed Frame	96	\$9,400
Wood Deck	64	\$2,300

Plumbing

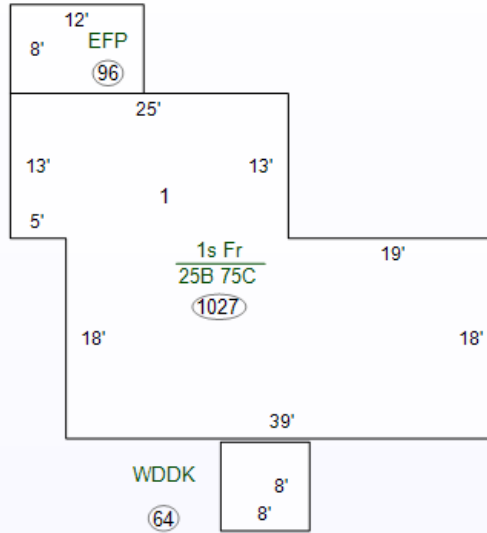
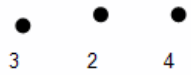
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1027	1027	\$106,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	257	0	\$19,000	
Crawl	770	0	\$6,700	
Slab				

Total Base \$132,600

Adjustments 1 Row Type Adj. x 1.00 \$132,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$132,600

Sub-Total, 1 Units

Exterior Features (+)	\$11,700	\$144,300
Garages (+) 0 sqft	\$0	\$144,300
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.85	
Replacement Cost		\$98,124

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	1920	1979	46	F		0.85		1,284 sqft	\$98,124	50%	\$49,060	0%	100%	1.100	1.000	100.00	0.00	0.00	\$54,000
2: Car Shed	1		D	1920	1920	105	P	\$10.10	0.85	\$6.87	12'x19'	\$1,566	80%	\$310	0%	100%	1.100	1.000	100.00	0.00	0.00	\$300
3: Type 2 Barn	1	SV	D	1940	1940	85	F		0.85		32' x 42' x 14'		70%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$8,500
4: Type 2 Barn	1		D	1950	1950	75	F	\$44.99	0.85		22' x 28' x 8'	\$15,243	70%	\$4,570	0%	100%	1.000	1.000	0.00	0.00	100.00	\$4,600