

89-07-14-000-302.003-032

General Information

Parcel Number
89-07-14-000-302.003-032

Local Parcel Number
21-14-000-302.030-17

Tax ID:
017-00383-03

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County
WAYNE

Township
WEBSTER TOWNSHIP

District 032 (Local 017)
WEBSTER TOWNSHIP

School Corp 8375
NORTHEASTERN WAYNE

Neighborhood 174409-017
WEBSTER-174409 (017)

Section/Plat
2114000

Location Address (1)
2313 W PLEASANT PLAIN RD
WILLIAMSBURG, IN 47392

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Friday, May 16, 2025

Review Group 2029

CURTIS, CHRISTOPHER J &

Ownership

CURTIS, CHRISTOPHER J &
VANESSA M
2313 PLEASANT PLAIN RD
WILLIAMSBURG, IN 47393

Legal

LOT 3 PLEASANT PLAIN SEC I

2313 W PLEASANT PLAIN RD 510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
01/01/1900	CURTIS, CHRISTOPH		CO	/			

WEBSTER-174409 (017)/17 1/2

Notes

1/24/2025 Misc: 2025 GENERAL REVALUATION
8/13/2020 Misc: 2021 GENERAL REVAL



Res

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

2025	Assessment Year	2025	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
05/16/2025	As Of Date	05/05/2025	04/22/2025	04/17/2024	04/20/2023	04/22/2022
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	☒	☐	☐	☐	☐
\$31,900	Land	\$31,900	\$31,900	\$27,700	\$25,500	\$24,800
\$19,600	Land Res (1)	\$19,600	\$19,600	\$17,000	\$15,600	\$15,200
\$12,300	Land Non Res (2)	\$12,300	\$12,300	\$10,700	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$9,900	\$9,600
\$283,800	Improvement	\$283,800	\$283,800	\$244,100	\$224,600	\$227,300
\$283,800	Imp Res (1)	\$283,800	\$283,800	\$244,100	\$203,200	\$205,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$21,400	\$21,500
\$315,700	Total	\$315,700	\$315,700	\$271,800	\$250,100	\$252,100
\$303,400	Total Res (1)	\$303,400	\$303,400	\$261,100	\$218,800	\$221,000
\$12,300	Total Non Res (2)	\$12,300	\$12,300	\$10,700	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$31,300	\$31,100

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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
9	A		0	1.000000	1.00	\$19,600	\$19,600	\$19,600	0%	1.0000	100.00	0.00	0.00	\$19,600
91	A		0	2.737000	1.00	\$4,500	\$4,500	\$12,317	0%	1.0000	0.00	100.00	0.00	\$12,320
82	A	GE	0	0.114000	1.02	\$2,120	\$2,162	\$246	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	3.85
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	3.85
81 Legal Drain NV	0.00
82 Public Roads NV	0.11
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	2.74
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	\$19,600
91/92 Value	\$12,300
Supp. Page Land Value	
CAP 1 Value	\$19,600
CAP 2 Value	\$12,300
CAP 3 Value	\$0
Total Value	\$31,900

2/2

Heat Type
Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1680	1680	\$145,600	
2					
3					
4					
1/4					
1/2	1Fr	1680	1680	\$56,400	
3/4					
Attic					
Bsmt		1120	0	\$37,500	
Crawl		560	0	\$6,000	
Slab					
				Total Base	\$245,500
Adjustments		1 Row Type Adj. x 1.00			\$245,500
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)			1:1680 1/2:1680		\$7,200
No Elec (-)					\$0
Plumbing (+ / -)			11 – 5 = 6 x \$800		\$4,800
Spec Plumb (+)					\$1,800
Elevator (+)					\$0
		Sub-Total, One Unit			\$259,300
		Sub-Total, 1 Units			
Exterior Features (+)				\$38,900	\$298,200
Garages (+) 576 sqft				\$24,700	\$322,900
		Quality and Design Factor (Grade)			1.00
		Location Multiplier			0.85
		Replacement Cost			\$274,465

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 1/2	Wood Fr	C	1997	1997	28	A		0.85		4,480 sqft	\$274,465	24%	\$208,590	0%	100%	1.230	1.000	100.00	0.00	0.00	\$256,600
2: Car Shed	1		D	2016	2016	9	A	\$34.96	0.85	\$23.77	14'x30'	\$9,985	20%	\$7,990	0%	100%	1.230	1.000	100.00	0.00	0.00	\$9,800
3: Detached Garage/Boat H	1	Pole	C	2000	2000	25	A	\$27.79	0.85	\$23.62	24'x32'	\$18,141	22%	\$14,150	0%	100%	1.230	1.000	100.00	0.00	0.00	\$17,400