

General Information

Parcel Number 89-07-15-000-314.000-032
Local Parcel Number 21-15-000-314.008-17

Tax ID: 017-00369-00

Routing Number

Property Class 540
Mobile or Manufactured Home - Plat

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 2115000

Location Address (1) 6268 US HIGHWAY 35 WILLIAMSBURG, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA Electricity

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

FANNIN, EARL LEO & JILL RENEE
6268 US HWY 35 N
WILLIAMSBURG, IN 47393

Legal

PT SW SEC 15-17-14 2.76A; PT SW SEC 15-17-14 1.001A BEING 0.211A FOR U.S. 35 RIGHT-OF-WAY



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/09/2023 to 01/01/1900.

Notes

6/29/2016 : 2017 GENERAL REVAL: PHASE 3

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

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

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 9, 91, 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (3.76), Actual Frontage (0), Developer Discount, Parcel Acreage (3.76), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.21), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (2.55), 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 (\$11,500), Supp. Page Land Value, CAP 1 Value (\$19,600), CAP 2 Value (\$11,500), CAP 3 Value (\$0), Total Value (\$31,100).

General Information

Occupancy	Single-Family
Description	MH W / C
Story Height	1
Style	N/A
Finished Area	1050 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Patio, Concrete	90	\$800
Canopy, Shed Type	90	\$900

Plumbing

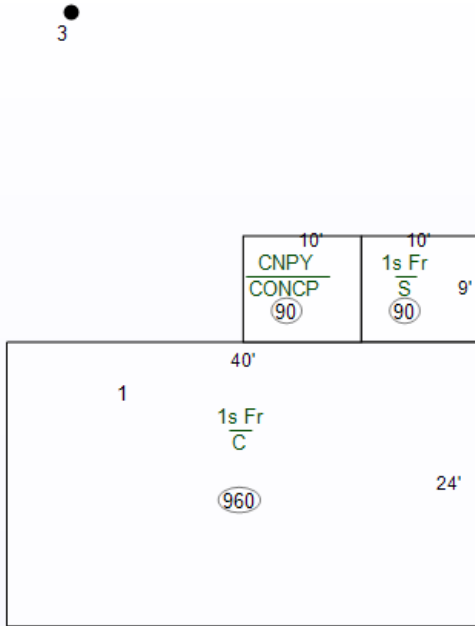
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



5

Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1050	1050	\$108,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		960	0	\$7,400	
Slab		90	0	\$0	

Total Base \$115,800

Adjustments 1 Row Type Adj. x 1.00 \$115,800

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 \$115,800

Sub-Total, 1 Units

Exterior Features (+)	\$1,700	\$117,500
Garages (+) 0 sqft	\$0	\$117,500
Quality and Design Factor (Grade)	0.60	
Location Multiplier	0.85	
Replacement Cost		\$59,925

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: MH W / C	1	Wood Fr	E+2	1973	1973	52	F		0.85			1,050 sqft	\$59,925	55%	\$26,970	50%	100%	1.230	1.000	100.00	0.00	0.00	\$16,600
2: Lean-to	1	Concrete	D	2000	2000	25	A		\$8.80	0.85		16'x40' x 8'	\$3,830	45%	\$2,110	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,100
3: Swimming Pool (R)	1	SV	C	1980	1980	45	P		0.85			12'x24'		85%		50%	100%	1.230	1.000	100.00	0.00	0.00	\$0
4: Type 3 Barn	1	T3AW	D	1976	1976	49	A		\$20.41	0.85		24' x 40' x 8'	\$12,073	65%	\$4,230	0%	100%	1.230	1.000	100.00	0.00	0.00	\$5,200
5: Utility Shed	1	SV	D	1974	1974	51	P		0.85			8'x18'		80%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0