

89-07-22-430-104.000-032

FELKER, CAMERON T H

5288 MAIN ST

510, 1 Family Dwell - Platted Lot

WEBSTER-174409 (017)/17 1/2

General Information

Parcel Number 89-07-22-430-104.000-032

Local Parcel Number 21-22-430-104.000-17

Tax ID: 017-00380-00

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 2122430

Location Address (1) 5288 MAIN ST WEBSTER, IN 47374

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

FELKER, CAMERON T H 5288 MAIN ST WEBSTER, IN 47392

Legal

LOT 25 BLK 0 EX 2 1/2 FT SOUTH SIDE; E 1/2 VAC ALLEY

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/30/2022 to 01/01/1900.

Notes

1/27/2025 Misc: 2025 GENERAL REVALUATION 11/29/2022 Sales Disclosure: 2023 SALES REVIEW 2023 ADJUST ACERAGE PER ORDINANCE# 2022011620 11-30-22



Res

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 values 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. Row 1: 9, A, 0, 0.253000, 1.97, \$19,600, \$38,612, \$9,769, 0%, 1.0000, 100.00, 0.00, 0.00, \$9,770

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.25), Actual Frontage (0), Developer Discount, Parcel Acreage (0.25), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.25), 91/92 Acres (0.00), 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 (\$9,800), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$9,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$9,800)

Data Source External Only

Collector 12/05/2024 js

Appraiser 01/27/2025 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 912 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, Open Frame	28	\$3,400

**Plumbing**

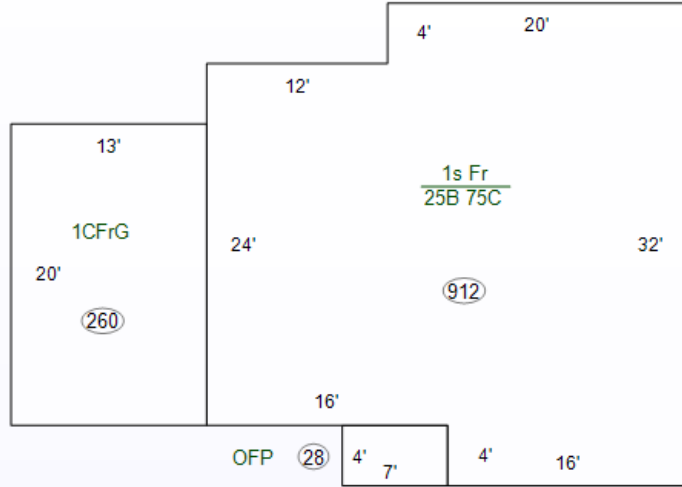
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
	1	

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	912	912	\$96,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	228	0	\$18,500	
Crawl	684	0	\$6,500	
Slab				

**Total Base** \$121,900

**Adjustments** 1 Row Type Adj. x 1.00 \$121,900

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** \$121,900

**Sub-Total, 1 Units**

Exterior Features (+)	\$3,400	\$125,300
Garages (+) 260 sqft	\$12,800	\$138,100
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	
<b>Replacement Cost</b>		\$111,516

**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	Wood Fr	C-1	1948	1968	57	A			0.85		1,140 sqft	\$111,516	40%	\$66,910	0%	100%	1.230	1.000	100.00	0.00	0.00	\$82,300