

89-07-22-430-108.000-032

MONAGHAN, CHRISTOPHER

3340 WEBSTER RD

510, 1 Family Dwell - Platted Lot

WEBSTER-174409 (017)/17 1/2

General Information

Parcel Number 89-07-22-430-108.000-032
Local Parcel Number 21-22-430-108.000-17

Tax ID: 017-00507-00

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) 3340 WEBSTER RD 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

MONAGHAN, CHRISTOPHER
3340 WEBSTER RD
PO BOX 103
WEBSTER, IN 47392

Legal

PT SE SEC 22-17-14 2.189A; S PT LOT 29, LOTS 30, 31, 32, 33 & 34; W 1/2 VAC ALLEY E OF LOT 33; W 1/2 VAC ALLEY & VAC ALLEY BTWN LOTS 32 & 33 & VAC NORTH CROSS ST BTWN LOTS 30



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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$31,000, \$244,900, \$275,900, etc.).

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

Table with columns for Land Type (9, 91, 82), Pricing Method (A), Soil ID (GE), Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value (\$19,600, \$11,390, \$0).

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

Transfer of Ownership

Table with columns for Date (11/30/2022, 01/24/2022, 01/01/1900), Owner (MONAGHAN, CHRIST), Doc ID (2022011620, 2022000594), Code (VR, OV, CO), Book/Page, Adj Sale Price, and V/I.

Notes

1/31/2025 Misc: 2025 GENERAL REVAUATION
1/13/2023 Misc: 2023 ADJUST ACERAGE PER ORDINANCE# 2022011620 11-30-22

Land Computations

Table with columns for Calculated Acreage (3.63), Actual Frontage (0), Developer Discount (checkbox), Parcel Acreage (3.63), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.10), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (2.53), 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 (\$11,400), Supp. Page Land Value, CAP 1 Value (\$19,600), CAP 2 Value (\$11,400), CAP 3 Value (\$0), Total Value (\$31,000).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1 1/2  
**Style** N/A  
**Finished Area** 3576 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	782	\$14,700
Portico	108	\$4,200
Patio, Treated Pine	237	\$1,600
Wood Deck	463	\$9,600

**Plumbing**

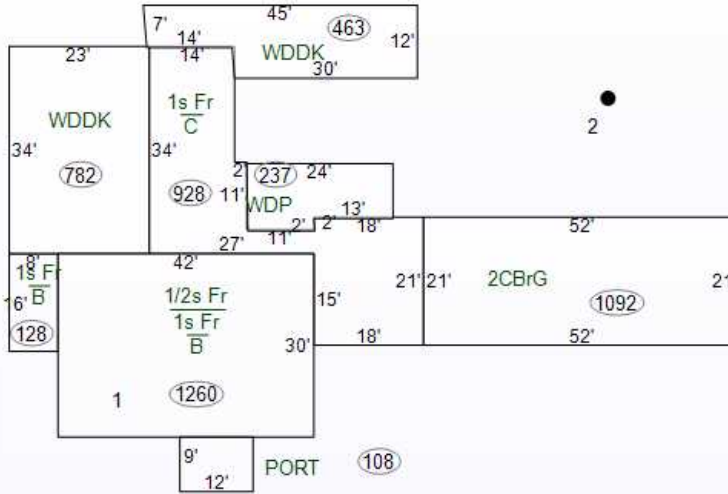
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	9

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	2316	2316	\$186,500	
2					
3					
4					
1/4					
1/2	1Fr	1260	1260	\$46,600	
3/4					
Attic					
Bsmt		1388	0	\$43,200	
Crawl		928	0	\$7,300	
Slab					

**Total Base** \$283,600  
**Adjustments 1 Row Type Adj. x 1.00** \$283,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:2316 1/2:1260 \$8,000
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$298,500

**Sub-Total, 1 Units**

Exterior Features (+)	\$30,100	\$328,600
Garages (+) 1092 sqft	\$43,200	\$371,800
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.85	
<b>Replacement Cost</b>		<b>\$331,832</b>

**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+1	1900	1900	125	G		0.85		4,964 sqft	\$331,832	40%	\$199,100	0%	100%	1.230	1.000	100.00	0.00	0.00	\$244,900
2: Utility Shed	1	SV	D	2006	2006	19	A		0.85		12'x12'		50%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0