

89-07-22-430-204.000-032

STANCOMBE, DEVONNA K

5349 MAIN ST

540, Mobile or Manufactured Home - Plat

WEBSTER-174409 (017)/17 1/2

General Information

Parcel Number
89-07-22-430-204.000-032
Local Parcel Number
21-22-430-204.008-17

Tax ID:
017-00017-00

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
2122430

Location Address (1)
5349 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

STANCOMBE, DEVONNA K
PO BOX 115
WEBSTER, IN 47392

Legal

LOTS 4, 5, 13 & 14 EX 68 FT OFF S SIDE LOTS 4 & 14; 12' X 276' E & W VAC ALLEY; 12' N & S VAC ALLEY



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/01/2018 to 01/01/1900.

Notes

1/27/2025 Misc: 2025 GENERAL REVALUATION
7/15/2020 Misc: 2021 GENERAL REVAL
10/19/2018 Misc: ADJUST ACREAGE PER INSTR# 2018008402 10/18/18

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 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. Row 1: 9, A, 0, 0.690000, 1.34, \$19,600, \$26,264, \$18,122, -15%, 1.0000, 100.00, 0.00, 0.00, \$15,400.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.69), Actual Frontage (0), Developer Discount, Parcel Acreage (0.69), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.69), 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 (\$15,400), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$15,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$15,400).

Data Source External Only

Collector 12/05/2024 js

Appraiser 01/27/2025 Nexus

General Information

Occupancy Single-Family
 Description MH W / C
 Story Height 1
 Style N/A
 Finished Area 1352 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
Patio, Concrete	112	\$800
Canopy, Roof Extension	112	\$1,600

Plumbing

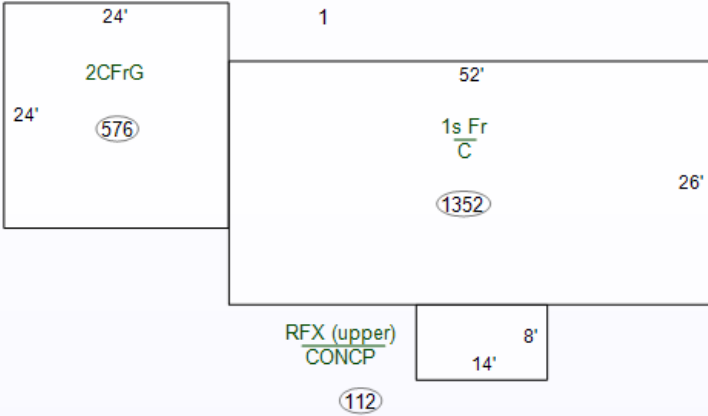
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1352	1352	\$126,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1352	0	\$8,900	
Slab					

Total Base \$135,600

Adjustments 1 Row Type Adj. x 1.00 \$135,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1352	\$4,600
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$142,600

Sub-Total, 1 Units

Exterior Features (+)	\$2,400	\$145,000
Garages (+) 576 sqft	\$24,700	\$169,700
Quality and Design Factor (Grade)		0.60
Location Multiplier		0.85
Replacement Cost		\$86,547

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	1986	1986	39	A			0.85		1,352 sqft	\$86,547	34%	\$57,120	0%	100%	1.230	1.000	100.00	0.00	0.00	\$70,300