

89-07-22-430-205.000-032

HARRISON, KYLE G

5259 MAIN ST

510, 1 Family Dwell - Platted Lot

WEBSTER-174409 (017)/17 1/2

General Information

Parcel Number 89-07-22-430-205.000-032
Local Parcel Number 21-22-430-205.000-17
Tax ID: 017-00015-00
Routing Number

Ownership

HARRISON, KYLE G
5259 MAIN ST
WEBSTER, IN 47392
Legal
68 FT S SIDE LOT 4 B 68 FT S SIDE LOT 14 B

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/07/2021 to 01/01/1900.

Notes

1/27/2025 Misc: 2025 GENERAL REVALUATION
6/28/2021 Misc: 2022 SALES REVIEW:CHANGE MSTP TO 1SFR/S, COND TO GD AND EFF AGE TO 1995
7/28/2020 Misc: 2021 GENERAL REVAL

Property Class 510
1 Family Dwell - Platted Lot



Res

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) 5259 MAIN ST WEBSTER, IN 47392

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, 0.412100, 1.62, \$19,600, \$31,752, \$13,085, 0%, 1.0000, 100.00, 0.00, 0.00, \$13,080

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

Data Source External Only

Collector 12/05/2024 js

Appraiser 01/27/2025 Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.41), Actual Frontage (0), Developer Discount, Parcel Acreage (0.41), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.41), 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 (\$13,100), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$13,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$13,100)

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 1618 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 Masonry	182	\$9,700

Plumbing

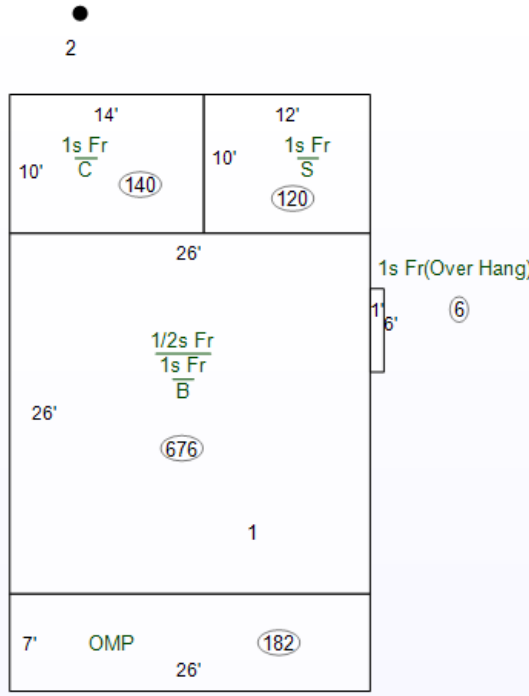
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	942	942	\$101,100	
2					
3					
4					
1/4					
1/2	1Fr	676	676	\$32,200	
3/4					
Attic					
Bsmt		676	0	\$28,100	
Crawl		140	0	\$3,500	
Slab		120	0	\$0	
Total Base					\$164,900

Adjustments

1 Row Type Adj. x 1.00		\$164,900
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:942 1/2:676	\$5,300
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$170,200

Sub-Total, 1 Units

Exterior Features (+)	\$9,700	\$179,900
Garages (+) 0 sqft	\$0	\$179,900
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85
Replacement Cost		\$145,269

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	1925	1995	30	A		0.85		2,294 sqft	\$145,269	24%	\$110,400	0%	100%	1.230	1.000	100.00	0.00	0.00	\$135,800
2: Detached Garage/Boat H	1	Wood Fr	C	1989	1989	36	A	\$41.04	0.85	\$34.88	24'x28'	\$23,442	28%	\$16,880	0%	100%	1.230	1.000	100.00	0.00	0.00	\$20,800