

89-07-27-200-208.000-032

J PACIFIC VENTURES LLC

5173 MAIN ST

510, 1 Family Dwell - Platted Lot

WEBSTER-174409 (017)/17

1/2

General Information

Parcel Number 89-07-27-200-208.000-032
Local Parcel Number 21-27-200-208.000-17

Tax ID: 017-00218-00

Routing Number

Property Class 510 RENTAL
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 2127200
Location Address (1) 5173 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

J PACIFIC VENTURES LLC
4686 E ONTARIO MILLS PKWY
ONTARIO, CA 91764

Legal

52.5 FT S SIDE LOT 5 S C & PT VAC ALLEY

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 04/15/2015 and 01/01/1900.

Notes

1/27/2025 Misc: 2025 GENERAL REVALUATION
7/28/2020 Misc: 2021 GENERAL REVAL



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 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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1508 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	36	\$1,200

Plumbing

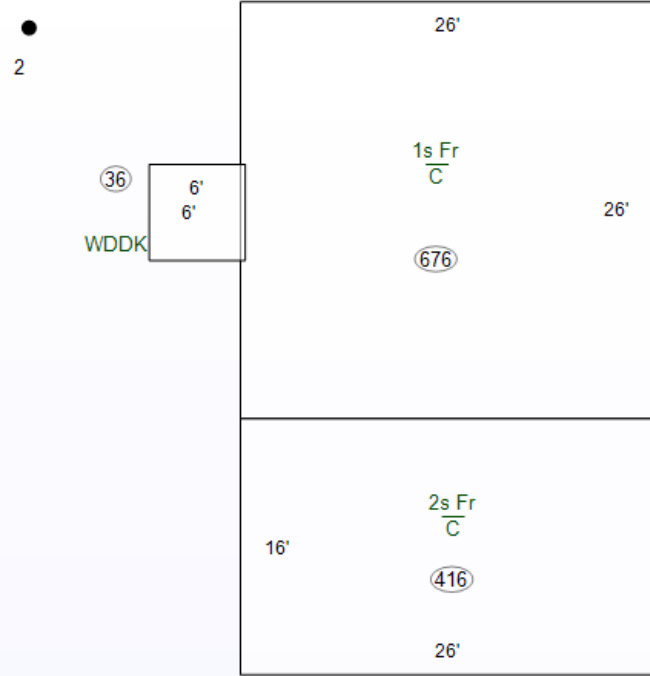
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

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	1092	1092	\$111,500	
2	1Fr	416	416	\$31,100	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1092	0	\$8,000	
Slab					

Total Base \$150,600

Adjustments 1 Row Type Adj. x 1.00 \$150,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1092 \$4,000
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$154,600

Sub-Total, 1 Units

Exterior Features (+) \$1,200 \$155,800

Garages (+) 0 sqft \$0 \$155,800

Quality and Design Factor (Grade) 0.80

Location Multiplier 0.85

Replacement Cost \$105,944

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	2	Wood Fr	D	1900	1900	125	A			0.85		1,508 sqft	\$105,944	50%	\$52,970	0%	100%	1.230	1.000	100.00	0.00	0.00	\$65,200
2: Detached Garage/Boat H	1	Wood Fr	C	1951	1951	74	A		\$38.62	0.85	\$32.83	22'x34'	\$24,555	45%	\$13,510	0%	100%	1.230	1.000	100.00	0.00	0.00	\$16,600