

89-08-35-340-108.000-027

WALLEN, BRIAN & DENISE E

319 N CENTRAL AVE

511, 1 Family Dwell - Unplatted (0 to 9.9

WASHINGTON-275153 (027 1/2

General Information

Parcel Number 89-08-35-340-108.000-027
Local Parcel Number 39-35-340-108.000-27

Tax ID: 027-00054-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE

Township WASHINGTON TOWNSHIP

District 027 (Local 027) MILTON TOWN

School Corp 8355 WESTERN WAYNE

Neighborhood 275153-027 WASHINGTON-275153 (027)

Section/Plat 3935340

Location Address (1) 319 N CENTRAL AVE MILTON, IN 47327

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard High

Public Utilities ERA Water, Gas, Electricity

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

WALLEN, BRIAN & DENISE E PO BOX 62 MILTON, IN 47357

Legal

PT SW SEC 35-16-12 0.52A

Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price V/I 01/01/1900 WALLEN, BRIAN & D CO /

Notes

9/27/2023 Misc: 2024 GENERAL REVALUATION
7/25/2019 Misc: 2020 GENERAL REVAL: CHANGE DETGAR CONST TO FR AND CHANGE T30W TO CARSHED PER F/C 6/5/19



Res

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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table listing various land computations such as 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, and Total Value.

Data Source External Only

Collector 09/20/2023 js

Appraiser 09/27/2023 Nexus

Total Value \$15,700

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2784 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	384	\$16,400

Plumbing

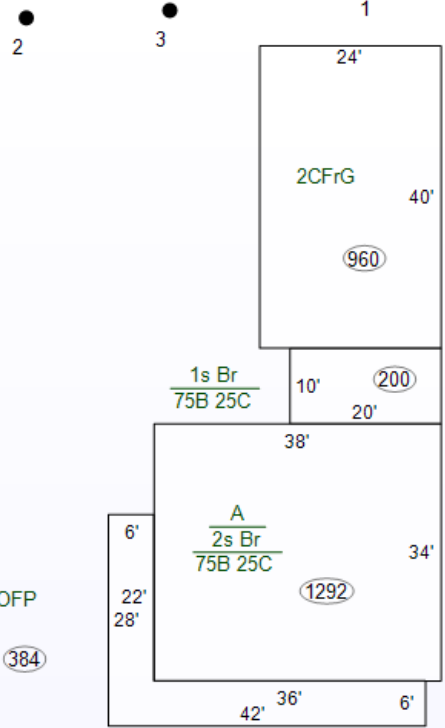
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	10

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
384		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1492	1492	\$148,200	
2	7	1292	1292	\$74,400	
3					
4					
1/4					
1/2					
3/4					
Attic		1292	0	\$9,700	
Bsmt		1119	0	\$37,500	
Crawl		373	0	\$4,900	
Slab					

Total Base \$274,700

Adjustments 1 Row Type Adj. x 1.00 \$274,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$276,300

Sub-Total, 1 Units

Exterior Features (+)	\$16,400	\$292,700
Garages (+) 960 sqft	\$35,400	\$328,100
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$292,829

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	2	Brick	C+1	1890	1890	135 A		0.85		5,195 sqft	\$292,829	45%	\$161,060	0%	100%	0.910	1.000	100.00	0.00	0.00	\$146,600
2: Car Shed	1		E	2001	2001	24 F	\$10.10	0.85	\$3.43	20'x32'	\$2,198	50%	\$1,100	0%	100%	0.910	1.000	100.00	0.00	0.00	\$1,000
3: Gazebo - Ave Quality	1		C	2011	2011	14 A	\$44.91	0.85	\$38.17	8'x8'	\$2,443	30%	\$1,710	0%	100%	0.910	1.000	100.00	0.00	0.00	\$1,600