

General Information

Parcel Number 89-09-28-000-104.000-015
Local Parcel Number 25-28-000-104.000-10

Tax ID: 010-00231-00

Routing Number

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

Year: 2025

Location Information

County WAYNE
Township JACKSON TOWNSHIP
District 015 (Local 010) JACKSON TOWNSHIP
School Corp 8355 WESTERN WAYNE
Neighborhood 224997-010 JACKSON-224997 (010)
Section/Plat 2528000
Location Address (2) 10900 W US HWY 40 MILTON, IN 47330

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 2028

Ownership

MC DONALD, WILLIAM G & KYNDLE
10900 W US HWY 40
MILTON, IN 47357

Legal

PT NE & NW SEC 28-16-13 3A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 08/16/2021 MC DONALD, WILLIA and 01/01/1900 MC FADDEN, J BRAN.

Notes

11/22/2023 Misc: 2024 GENERAL REVALUATION

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' 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. Rows include lots 9, 91, and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (3.00), Actual Frontage (0), Developer Discount, Parcel Acreage (3.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.50), 83 UT Towers NV (0.00), 9 Homesite (2.00), 91/92 Acres (0.50), 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 (\$38,400), 91/92 Value (\$2,300), Supp. Page Land Value, CAP 1 Value (\$19,200), CAP 2 Value (\$21,500), CAP 3 Value (\$0), Total Value (\$40,700).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1904 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	80	\$2,300
Porch, Open Frame	180	\$9,200
Patio, Treated Pine	96	\$800
Stoop, Masonry	30	\$1,800

Plumbing

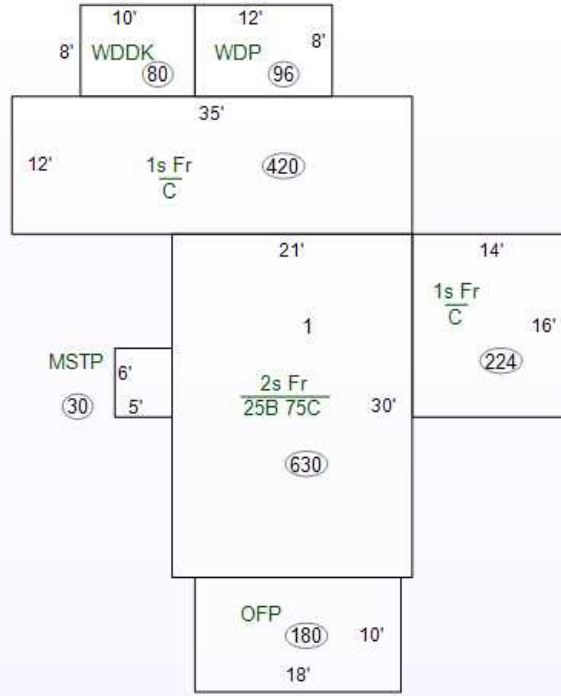
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value
WDDK (80)	1	
WDP (96)	1	
MSTP (30)	1	
OFF (180)	1	

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1274	1274	\$122,700	
2	1Fr	630	630	\$40,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		158	0	\$17,300	
Crawl		1116	0	\$8,100	
Slab					

Total Base		\$188,300
Adjustments	1 Row Type Adj. x 1.00	\$188,300

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

Sub-Total, One Unit	\$195,200
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Sub-Total, 1 Units	\$195,200
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Exterior Features (+)	\$14,100	\$209,300
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Garages (+) 0 sqft	\$0	\$209,300
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Quality and Design Factor (Grade)	1.05
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Location Multiplier	0.85
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Replacement Cost	\$186,800
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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	Wood Fr	C+1	1932	1932	93	A		0.85		2,062 sqft	\$186,800	45%	\$102,740	0%	100%	1.180	1.000	100.00	0.00	0.00	\$121,200
2: Detached Garage/Boat H	1	Wood Fr	D	1932	1932	93	A	\$44.13	0.85	\$30.01	20'x24'	\$14,404	50%	\$7,200	0%	100%	1.180	1.000	100.00	0.00	0.00	\$8,500
3: Lean-to	1	SV	C	1940	1940	85	F		0.85		8'x12' x 5'		70%		0%	100%	1.180	1.000	0.00	0.00	100.00	\$0
4: Utility Shed	1	SV	D	1940	1940	85	F		0.85		12'x12'		70%		0%	100%	1.180	1.000	100.00	0.00	0.00	\$0
5: Utility Shed	1	SV	D	1940	1940	85	F		0.85		12'x12'		70%		0%	100%	1.180	1.000	0.00	100.00	0.00	\$0

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	2
Style	N/A
Finished Area	640 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	40	\$6,300
Porch, Open Frame	40	\$4,300
Porch, Enclosed Frame	200	\$8,700
Patio, Concrete	200	\$1,500
Patio, Concrete	90	\$800
Porch, Open Frame	70	\$5,300

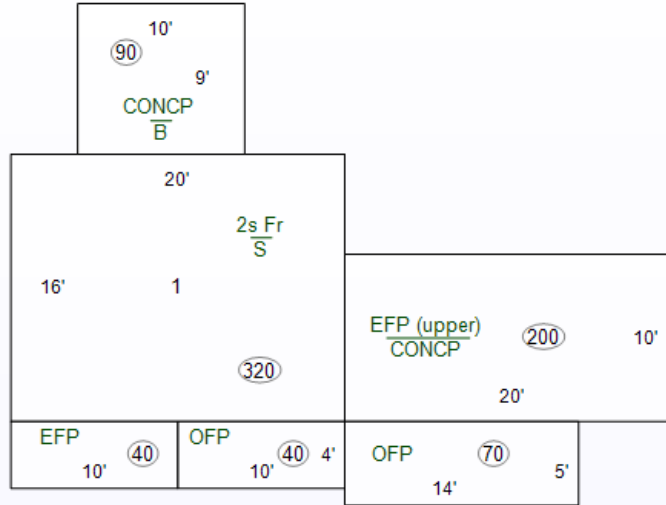
Plumbing

	#	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	2
Living Rooms	1
Dining Rooms	
Family Rooms	
Total Rooms	3

Heat Type



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	320	320	\$50,000	
2	1Fr	320	320	\$26,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		90	0	\$16,400	
Crawl					
Slab		320	0	\$0	
Total Base				\$93,200	

Adjustments

Adjustment	Value
1 Row Type Adj. x 1.00	\$93,200
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 = \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit

Item	Value	Total
Sub-Total, 1 Units	\$93,200	
Exterior Features (+)	\$26,900	\$120,100
Garages (+) 0 sqft	\$0	\$120,100
Quality and Design Factor (Grade)	0.60	
Location Multiplier	0.85	
Replacement Cost	\$61,251	

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: Single-Family	2	Wood Fr	E+2	1940	1940	85	A		0.85		730 sqft	\$61,251	50%	\$30,630	0%	100%	1.180	1.000	100.00	0.00	0.00	\$36,100

