

89-11-02-000-426.001-026

General Information

Parcel Number
89-11-02-000-426.001-026

Local Parcel Number
41-02-000-426.010-14

Tax ID:
014-00477-01

Routing Number

Property Class 510 RENTAL
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County
WAYNE

Township
WASHINGTON TOWNSHIP

District 026 (Local 014)
WASHINGTON TOWNSHIP

School Corp 8355
WESTERN WAYNE

Neighborhood 145151-014
WASHINGTON-145151 (014)

Section/Plat
4102000

Location Address (1)
4051 S STATE RD 1
MILTON, IN 47357

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Rolling ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2028

REVALEE, RANDY L & DANETT

Ownership

REVALEE, RANDY L & DANETT L
C/O DEVIN REVALEE
4047 S STATE RD 1
MILTON, IN 47357

Legal

PT SE SEC 2-15-12 0.44A & 0.19A (CONTRACT:
DEVIN REVALEE 12-23-21 2021012612)



4051 S STATE RD 1

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/23/2021	REVALEE, RANDY L	2021012612	CT	/		I
03/02/2018	REVALEE, RANDY L	2018001641	QC	/	\$13,060	I
10/02/2015	CANTERBURY, RYAN	2015008258	WD	/		I
01/01/1900	CANTERBURY, HERB	2015008258	WD	/		I

WASHINGTON-145151 (014) 1/2

Notes

10/4/2023 Misc: 2024 GENERAL REVAUATION

Res

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$15,700	Land	\$15,700	\$13,700	\$12,400	\$12,400	\$12,400
\$15,700	Land Res (1)	\$15,700	\$13,700	\$12,400	\$12,400	\$12,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$35,800	Improvement	\$35,800	\$31,500	\$29,600	\$29,400	\$27,000
\$35,800	Imp Res (1)	\$35,800	\$31,500	\$29,600	\$29,400	\$27,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$51,500	Total	\$51,500	\$45,200	\$42,000	\$41,800	\$39,400
\$51,500	Total Res (1)	\$51,500	\$45,200	\$42,000	\$41,800	\$39,400
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

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
9	A		0	0.630000	1.41	\$17,700	\$24,957	\$15,723	0%	1.0000	100.00	0.00	0.00	\$15,720

Land Computations

Calculated Acreage	0.63
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.63
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.63
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	\$15,700
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$15,700
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$15,700

Data Source External Only

Collector 09/25/2023 js

Appraiser 10/04/2023 Nexus

General Information

OccupancySingle-Family
DescriptionResidential Dwelling
Story Height1
StyleN/A
Finished Area1072 sqft
Make

Floor Finish

☐Earth

☒Slab

☒Sub & Joist

☐Wood

☐Parquet

☐Tile

☒Carpet

☒Unfinished

☐Other

Wall Finish

☒Plaster/Drywall

☐Paneling

☐Fiberboard

☒Unfinished

☐Other

Roofing

☐Built-Up

☐Metal

☒Asphalt

☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features

Description	Area	Value
Stoop, Masonry	100	\$3,200
Patio, Concrete	120	\$1,000

Plumbing

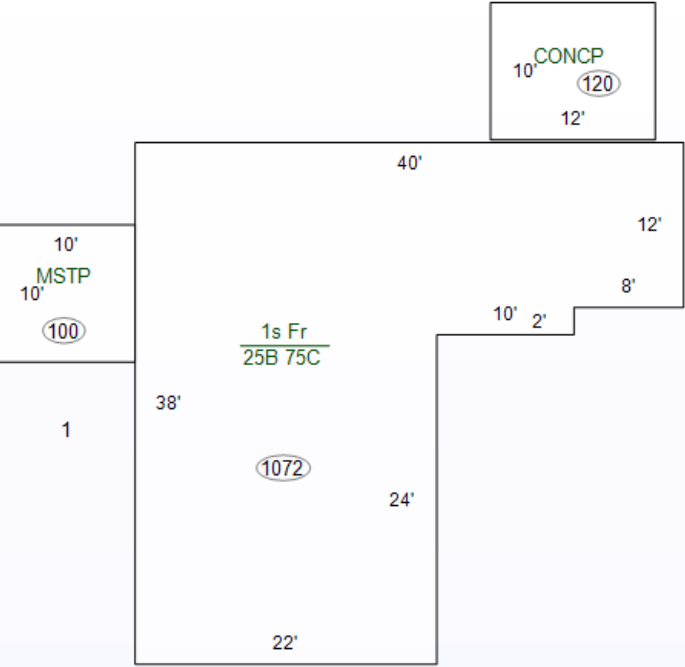
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1072	1072	\$110,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		268	0	\$19,400	
Crawl		804	0	\$6,800	
Slab					

Total Base\$136,200

Adjustments1 Row Type Adj. x 1.00\$136,200

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 (+ / -)	5 – 5 = 0 x \$0\$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit\$140,700

Sub-Total, 1 Units

Exterior Features (+)	\$4,200	\$144,900
Garages (+) 0 sqft	\$0	\$144,900
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.85	

Replacement Cost\$98,532

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	1	Wood Fr	D	1965	1965	60	A			0.85		1,340 sqft	\$98,532	45%	\$54,190	45%	100%	1.200	1.000	100.00	0.00	0.00	\$35,800