

89-11-02-110-202.000-027

CAMERON, DON PAUL

406 W MAIN ST

510, 1 Family Dwell - Platted Lot

WASHINGTON-145151 (027) 1/2

General Information

Parcel Number 89-11-02-110-202.000-027
Local Parcel Number 41-02-110-202.000-27

Tax ID: 027-00135-00

Routing Number

Property Class 510 RENTAL
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE

Township WASHINGTON TOWNSHIP

District 027 (Local 027) MILTON TOWN

School Corp 8355 WESTERN WAYNE

Neighborhood 145151-027 WASHINGTON-145151 (027)

Section/Plat 4102110

Location Address (1) 406 W MAIN ST MILTON, IN 47357

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities Water, Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

CAMERON, DON PAUL
1652 S GERMANTOWN RD
CAMBRIDGE CITY, IN 47327

Legal

PT NW SEC 2-15-12 LOT 11 M I LOT 12 M I 1.25A
PT NW SEC 2-15-12 0.42A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/02/2016 to 10/15/2009.

Notes

9/29/2023 Misc: 2024 GENERAL REVAUATION
7/23/2019 Misc: 2020 GENERAL REVAL: ADD A/C ADD OBSOL PER F/C 6/4/19



Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

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

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 show data for land parcels 9 and 91.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (1.67), Actual Frontage (0), Developer Discount, Parcel Acreage (1.67), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.67), 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 (\$17,700), 91/92 Value (\$2,600), Supp. Page Land Value, CAP 1 Value (\$17,700), CAP 2 Value (\$2,600), CAP 3 Value (\$0), Total Value (\$20,300).

Data Source External Only

Collector 09/19/2023 js

Appraiser 09/29/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 3744 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	224	\$10,900

Plumbing

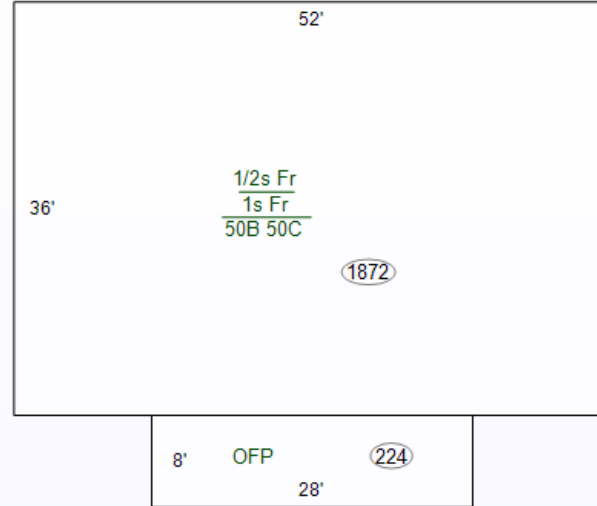
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	5
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	10

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1872	1872	\$158,900	
2					
3					
4					
1/4					
1/2	1Fr	1872	1872	\$61,400	
3/4					
Attic					
Bsmt		936	0	\$33,100	
Crawl		936	0	\$7,300	
Slab					

Total Base \$260,700

Adjustments 1 Row Type Adj. x 1.00 \$260,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1872 1/2:1872 \$7,800
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$273,000

Sub-Total, 1 Units

Exterior Features (+)	\$10,900	\$283,900
Garages (+) 0 sqft	\$0	\$283,900
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.85

Replacement Cost \$193,052

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 1/2	Wood Fr	D	1930	1930	95	F		0.85			4,680 sqft	\$193,052	65%	\$67,570	30%	100%	1.200	1.000	100.00	0.00	0.00	\$56,800
2: Detached Garage/Boat H	1	Concrete	C	1947	1947	78	F		\$40.70	0.85	\$38.81	20'x32'	\$24,839	50%	\$12,420	0%	100%	1.200	1.000	100.00	0.00	0.00	\$14,900
3: Lean-to	1	Earth Flo	D	1997	1997	28	A		\$4.69	0.85		16'x32' x 8'	\$1,633	50%	\$820	0%	100%	1.000	1.000	0.00	0.00	100.00	\$800