

89-11-02-110-306.000-027

BROTHERS, MICHAEL W

411 W MAIN ST

540, Mobile or Manufactured Home - Pla

WASHINGTON-275153 (027) 1/2

General Information

Parcel Number 89-11-02-110-306.000-027
Local Parcel Number 41-02-110-306.008-27

Tax ID: 027-00021-00

Routing Number

Property Class 540
Mobile or Manufactured Home - Plat

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 4102110

Location Address (1) 411 W MAIN ST MILTON, IN 47357

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

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

BROTHERS, MICHAEL W PO BOX 436 MILTON, IN 47357

Legal

PT NW SEC 2-15-12 0.665A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 1900 to 2009.

Notes

9/29/2023 Misc: 2024 GENERAL REVAUATION
4/27/2020 Misc: 2020 INFORMAL: CHANGE GRADE TO E
3/5/2020 Misc: 2020: REMOVE OBSOL PER F/C
8/1/2019 Misc: 2020 GENERAL REVAL: CHANGE GRADE TO D AND 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: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show valuation data from 2022 to 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. Row shows land data for F, F, 215, 215x133.2, 1.10, \$114, \$125, \$26,875, 0%, 1.0000, 100.00, 0.00, 0.00, \$26,880.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.66), Actual Frontage (215), Developer Discount, Parcel Acreage (0.66), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.66), 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 (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$26,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$26,900).

Data Source External Only

Collector 09/19/2023 js

Appraiser 09/29/2023 Nexus

General Information

Occupancy Single-Family
Description MH W / SKIRTING
Story Height 1
Style N/A
Finished Area 1344 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	96	\$2,800
Patio, Concrete	200	\$1,500
Canopy, Shed Type	200	\$1,600

Plumbing

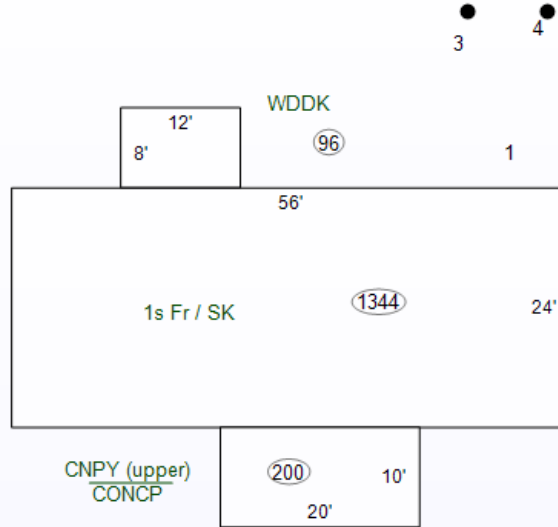
TF
Full Bath 2 6
Half Bath 0 0
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 0 0
Total 4 8

Accommodations

Bedrooms 3
Living Rooms 1
Dining Rooms 0
Family Rooms 0
Total Rooms 5

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1344	1344	\$126,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Total Base \$126,700
Adjustments 1 Row Type Adj. x 1.00 \$126,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1344	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$133,500

Sub-Total, 1 Units

Exterior Features (+)	\$5,900	\$139,400
Garages (+) 0 sqft	\$0	\$139,400
Quality and Design Factor (Grade)		0.40
Location Multiplier		0.85
Replacement Cost		\$47,396

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: MH W / SKIRTING	1	Wood Fr	E	1978	1978	47 A		0.85		1,344 sqft	\$47,396	40%	\$28,440	0%	100%	0.910	1.000	100.00	0.00	0.00	\$25,900
2: Detached Garage/Boat H	1	Wood Fr	C	1996	1996	29 A	\$36.00	0.85	\$30.60	26'x36'	\$28,642	24%	\$21,770	0%	100%	0.910	1.000	100.00	0.00	0.00	\$19,800
3: Utility Shed	1	SV	D	1980	1980	45 A		0.85		8'x8'		65%		0%	100%	0.910	1.000	100.00	0.00	0.00	\$0
4: Utility Shed	1	SV	D	2010	2010	15 A		0.85		10'x20'		45%		0%	100%	0.910	1.000	100.00	0.00	0.00	\$0