

89-11-02-110-308.000-027

WHITAKER, JAN ELAINE

409 W MAIN ST

510, 1 Family Dwell - Platted Lot

WASHINGTON-275153 (027) 1/2

General Information

Parcel Number 89-11-02-110-308.000-027
Local Parcel Number 41-02-110-308.000-27

Tax ID: 027-00022-00

Routing Number

Property Class 510
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 275153-027 WASHINGTON-275153 (027)

Section/Plat 4102110

Location Address (1) 409 W MAIN ST MILTON, IN 47357

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level 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

WHITAKER, JAN ELAINE
520 DEER CROSSING CT NE
CORYDON, IN 47112

Legal

LOT 6 MI & 20 X 133 FT VAC IZOR ST LOT 7 MI & 20 X 133 FT VAC IZOR ST LOT 8 MI; W 1/2 VAC ALLEY



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/04/2021 to 01/01/1900.

Notes

9/29/2023 Misc: 2024 GENERAL REVAUATION
8/21/2019 Misc: 2020: ADJUSTED PARCEL SIZE AFTER VACATION OF PUBLIC WAY PER INSTR#2019001942
8/1/2019 Misc: 2020 GENERAL REVAL: N/C PER F/C 6/4/19

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 categories.

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.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.89), Actual Frontage (288), Developer Discount, Parcel Acreage (0.89), 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 (0.89), 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 (\$36,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$36,000).

Data Source External Only

Collector 09/19/2023 js

Appraiser 09/29/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2328 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
Stoop, Masonry	35	\$1,800
Patio, Concrete	288	\$2,200
Canopy, Shed Type	288	\$2,200

Plumbing

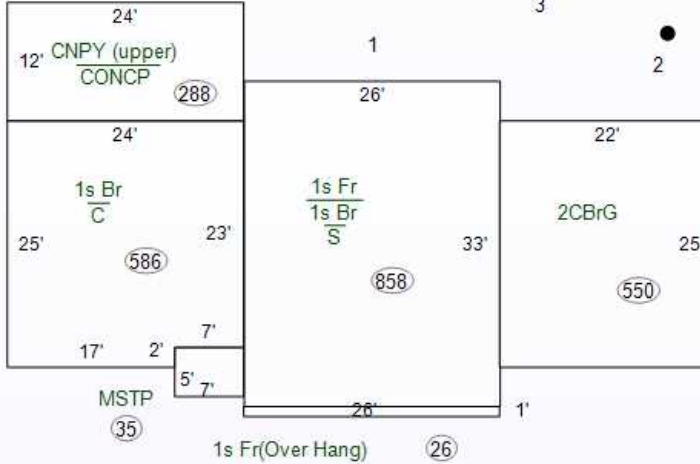
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	1
Total Rooms	9

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	1444	1444	\$145,200	
2 1Fr	884	884	\$47,900	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	586	0	\$6,200	
Slab	858	0	\$0	
Total Base			\$199,300	

Adjustments

1 Row Type Adj. x 1.00		\$199,300
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1444 2:884	\$6,500
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit		\$209,800
Sub-Total, 1 Units		
Exterior Features (+)	\$6,200	\$216,000
Garages (+) 550 sqft	\$22,300	\$238,300
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$212,683

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	4/6 Maso	C+1	1968	1968	57	A		0.85		2,328 sqft	\$212,683	40%	\$127,610	0%	100%	0.910	1.000	100.00	0.00	0.00	\$116,100
2: Detached Garage/Boat H	1	Wood Fr	C	1974	1974	51	A	\$41.81	0.85	\$35.54	24'x24'	\$20,470	40%	\$12,280	0%	100%	0.910	1.000	100.00	0.00	0.00	\$11,200
3: Utility Shed	1	SV	D	1970	1970	55	F		0.85		12'x20'		70%		0%	100%	0.910	1.000	100.00	0.00	0.00	\$0