

89-11-02-110-404.000-027

OAKLEY, GREGORY, TAYLOR D

303 W MAIN ST

511, 1 Family Dwell - Unplatted (0 to 9.9

WASHINGTON-275153 (027 1/2

General Information

Parcel Number 89-11-02-110-404.000-027
Local Parcel Number 41-02-110-404.000-27

Tax ID: 027-00282-00

Routing Number

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

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) 303 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

OAKLEY, GREGORY, TAYLOR D OAK MACKENZIE L OAKLEY JTWROS PO BOX 392 MILTON, IN 47357

Legal

NW SEC 2-15-12 0.25A NW SEC 2-15-12 0.12A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 05/08/2024 to 01/01/1900.

Notes

9/29/2023 Misc: 2024 GENERAL REVAUATION
8/2/2019 Misc: 2020 GENERAL REVAL: REMOVE POOL AND ADD CARSHED 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 (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Includes monetary values for each category.

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 1: F, F, 115, 115x132, 1.10, \$114, \$125, \$14,375, 0%, 1.0000, 100.00, 0.00, 0.00, \$14,380. Row 2: 82, A, 0, 0.022000, 1.00, \$2,390, \$2,390, \$53, -100%, 1.0000, 0.00, 100.00, 0.00, \$00.

Land Computations

Table with columns: Description, Value. Rows include: Calculated Acreage (0.37), Actual Frontage (115), Developer Discount, Parcel Acreage (0.37), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.02), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.35), 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 (\$14,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$14,400).

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  
**Style** N/A  
**Finished Area** 1715 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	96	\$6,300

**Plumbing**

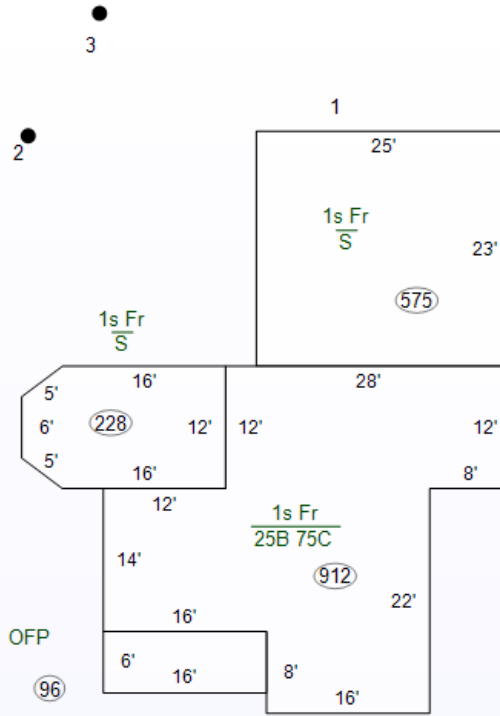
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1715	1715	\$149,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	228	0	\$18,500	
Crawl	684	0	\$6,500	
Slab	803	0	\$0	
<b>Total Base</b>			<b>\$174,100</b>	

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1715	\$5,200
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
<b>Sub-Total, One Unit</b>		<b>\$179,300</b>

Sub-Total, 1 Units		Value
Exterior Features (+)	\$6,300	\$185,600
Garages (+) 0 sqft	\$0	\$185,600
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$134,096</b>

**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	1	Wood Fr	D+1	1895	1895	130 A		0.85		1,943 sqft	\$134,096	50%	\$67,050	0%	100%	0.910	1.000	100.00	0.00	0.00	\$61,000
2: Car Shed	1		E	2016	2016	9 F	\$10.10	0.85	\$3.43	18'x22'	\$1,360	25%	\$1,020	0%	100%	0.910	1.000	100.00	0.00	0.00	\$900
3: Utility Shed	1	SV	C	1962	1962	63 F		0.85		10'x12'		70%		0%	100%	0.910	1.000	100.00	0.00	0.00	\$0