

89-11-02-120-102.000-027

General Information

Parcel Number  
89-11-02-120-102.000-027  
  
Local Parcel Number  
41-02-120-102.000-27

Tax ID:  
027-00115-00

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 275153-027  
WASHINGTON-275153 (027)

Section/Plat  
4102120

Location Address (1)  
209 W CANAL ST  
MILTON, IN 47357

Zoning  
ZO01 Residential

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography Flood Hazard  
Level ☐

Public Utilities ERA  
Water, Gas, Electricity ☐

Streets or Roads TIF  
Paved ☐

Neighborhood Life Cycle Stage  
Static

Printed Tuesday, April 29, 2025  
Review Group 2028

HUNT, JASON

Ownership

HUNT, JASON  
207 S CENTRAL AVE  
MILTON, IN 47357

Legal

LOT 3 BLK 5 PT LOT 4 BLK 5

209 W CANAL ST

Transfer of Ownership

| Date       | Owner             | Doc ID     | Code | Book/Page | Adj Sale Price | V/I |
|------------|-------------------|------------|------|-----------|----------------|-----|
| 08/07/2019 | HUNT, JASON       | 2019006136 | SA   | /         |                | I   |
| 01/01/1900 | HUNT, FREDERICK D |            | CO   | /         |                | I   |

510, 1 Family Dwell - Platted Lot

WASHINGTON-275153 (027) 1/2

Notes

9/29/2023 Misc: 2024 GENERAL REVAUATION  
8/5/2019 Misc: 2020 GENERAL REVAL: N/C PER F/C 6/5/19



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     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| \$20,300         | Land                | \$20,300                 | \$17,600                 | \$16,000                 | \$16,000                 | \$16,000                 |
| \$20,300         | Land Res (1)        | \$20,300                 | \$17,600                 | \$16,000                 | \$16,000                 | \$16,000                 |
| \$0              | Land Non Res (2)    | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Land Non Res (3)    | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$2,500          | Improvement         | \$2,500                  | \$2,300                  | \$2,100                  | \$2,000                  | \$1,900                  |
| \$2,500          | Imp Res (1)         | \$2,500                  | \$2,300                  | \$2,100                  | \$2,000                  | \$1,900                  |
| \$0              | Imp Non Res (2)     | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Imp Non Res (3)     | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$22,800         | Total               | \$22,800                 | \$19,900                 | \$18,100                 | \$18,000                 | \$17,900                 |
| \$22,800         | Total Res (1)       | \$22,800                 | \$19,900                 | \$18,100                 | \$18,000                 | \$17,900                 |
| \$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    |
|-----------|----------------|---------|------------|---------|--------|-------|-----------|------------|---------|---------------|--------|-------|-------|----------|
| F         | F              |         | 42         | 42x97   | 0.99   | \$114 | \$113     | \$4,746    | 0%      | 1.0000        | 100.00 | 0.00  | 0.00  | \$4,750  |
| F         | F              |         | 124        | 124x132 | 1.10   | \$114 | \$125     | \$15,500   | 0%      | 1.0000        | 100.00 | 0.00  | 0.00  | \$15,500 |

Land Computations

|                         |                          |
|-------------------------|--------------------------|
| Calculated Acreage      | 0.47                     |
| Actual Frontage         | 166                      |
| Developer Discount      | <input type="checkbox"/> |
| Parcel Acreage          | 0.47                     |
| 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    | 0.47                     |
| 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             | \$20,300                 |
| CAP 2 Value             | \$0                      |
| CAP 3 Value             | \$0                      |
| Total Value             | \$20,300                 |

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

880 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☒ Slab

☒ Carpet

☒ Sub & Joist

☒ Unfinished

☐ Wood

☐ Other

☐ Parquet

Wall Finish

☒ Plaster/Drywall

☒ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

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

3

Living Rooms

1

Dining Rooms

0

Family Rooms

0

Total Rooms

6

Heat Type

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

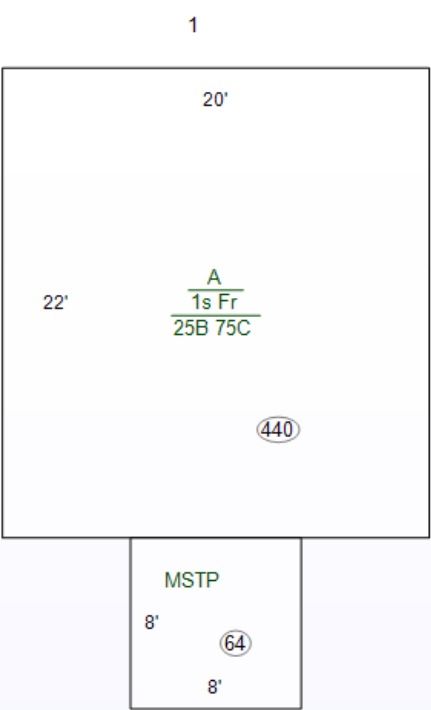
☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

| Exterior Features |      |         |
|-------------------|------|---------|
| Description       | Area | Value   |
| Stoop, Masonry    | 64   | \$2,700 |



| Specialty Plumbing |       |       |
|--------------------|-------|-------|
| Description        | Count | Value |

| Cost Ladder                       |                        |      |                 |            |           |
|-----------------------------------|------------------------|------|-----------------|------------|-----------|
| Floor                             | Constr                 | Base | Finish          | Value      | Totals    |
| 1                                 | 1Fr                    | 440  | 440             | \$59,900   |           |
| 2                                 |                        |      |                 |            |           |
| 3                                 |                        |      |                 |            |           |
| 4                                 |                        |      |                 |            |           |
| 1/4                               |                        |      |                 |            |           |
| 1/2                               |                        |      |                 |            |           |
| 3/4                               |                        |      |                 |            |           |
| Attic                             |                        | 440  | 440             | \$13,000   |           |
| Bsmt                              |                        | 110  | 0               | \$16,400   |           |
| Crawl                             |                        | 330  | 0               | \$4,600    |           |
| Slab                              |                        |      |                 |            |           |
|                                   |                        |      |                 | Total Base | \$93,900  |
| Adjustments                       | 1 Row Type Adj. x 1.00 |      |                 |            | \$93,900  |
| Unfin Int (-)                     |                        |      |                 |            | \$0       |
| Ex Liv Units (+)                  |                        |      |                 |            | \$0       |
| Rec Room (+)                      |                        |      |                 |            | \$0       |
| Loft (+)                          |                        |      |                 |            | \$0       |
| Fireplace (+)                     |                        |      |                 |            | \$0       |
| No Heating (-)                    |                        |      | 1:440 A:440     |            | (\$2,800) |
| A/C (+)                           |                        |      |                 |            | \$0       |
| No Elec (-)                       |                        |      |                 |            | \$0       |
| Plumbing (+ / -)                  |                        |      | 5 – 5 = 0 x \$0 |            | \$0       |
| Spec Plumb (+)                    |                        |      |                 |            | \$0       |
| Elevator (+)                      |                        |      |                 |            | \$0       |
| Sub-Total, One Unit               |                        |      |                 |            | \$91,100  |
| Sub-Total, 1 Units                |                        |      |                 |            |           |
| Exterior Features (+)             |                        |      |                 | \$2,700    | \$93,800  |
| Garages (+) 0 sqft                |                        |      |                 | \$0        | \$93,800  |
| Quality and Design Factor (Grade) |                        |      |                 |            | 0.70      |
| Location Multiplier               |                        |      |                 |            | 0.85      |
| Replacement Cost                  |                        |      |                 |            | \$55,811  |

| 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   | 1900       | 1900     | 125        | VP |           | 0.85 |          | 990 sqft | \$55,811 | 95%      | \$2,790       | 0%      | 100% | 0.910 | 1.000 | 100.00 | 0.00  | 0.00  | \$2,500      |