

89-11-02-120-203.000-027

FISHER, AGNES

103 W CANAL ST

510, 1 Family Dwell - Platted Lot

WASHINGTON-275153 (027) 1/2

General Information

Parcel Number 89-11-02-120-203.000-027
Local Parcel Number 41-02-120-203.000-27

Tax ID: 027-00013-00

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 4102120

Location Address (1) 103 W CANAL 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

FISHER, AGNES
PO BOX 268
MILTON, IN 47357

Legal

32 1/2 FT N END LOT 2 BLK 4 30 FT S END LOT 2 BLK 4



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

Table with 7 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)

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

Table with 15 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

Transfer of Ownership

Date 01/01/1900 Owner FISHER, AGNES Doc ID Code Book/Page Adj Sale Price V/I CO /

Notes

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

Land Computations

Table with 2 columns: Description, Value. Includes rows for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$7,800

Data Source External Only

Collector 09/20/2023 js

Appraiser 09/29/2023 Nexus

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	1
<b>Style</b>	N/A
<b>Finished Area</b>	1152 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Wood Deck	288	\$6,300
Porch, Open Frame	192	\$10,100

**Plumbing**

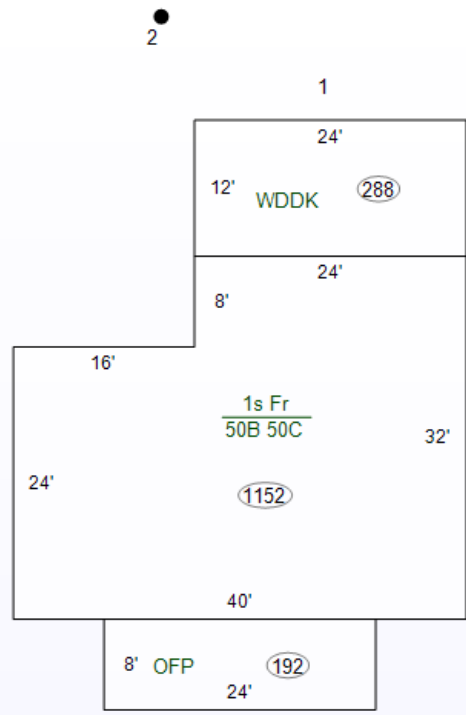
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1152	1152	\$114,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		576	0	\$26,000	
Crawl		576	0	\$6,200	
Slab					

**Total Base** \$146,800

**Adjustments** 1 Row Type Adj. x 1.00 \$146,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$146,800

**Sub-Total, 1 Units**

Exterior Features (+) \$16,400 \$163,200

Garages (+) 0 sqft \$0 \$163,200

Quality and Design Factor (Grade) 1.05

Location Multiplier 0.85

**Replacement Cost** \$145,656

**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	C+1	1900	1900	125 A		0.85		1,728 sqft	\$145,656	45%	\$80,110	0%	100%	0.910	1.000	100.00	0.00	0.00	\$72,900
2: Type 2 Barn	1		D	1920	1920	105 F	\$53.93	0.85		14' x 20' x 14'	\$8,601	70%	\$2,580	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,600