

89-11-02-120-323.000-027

USHER, CHARITY

107 E WALNUT ST

510, 1 Family Dwell - Platted Lot

WASHINGTON-275153 (027) 1/2

General Information

Parcel Number 89-11-02-120-323.000-027
Local Parcel Number 41-02-120-323.000-27

Tax ID: 027-00247-00

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) 107 E WALNUT 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

USHER, CHARITY
140 E CHURCH ST
CAMBRIDGE CITY, IN 47327

Legal

E 1/2 LOT 6 BLK 2



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include 08/09/2019 USHER, CHARITY and 01/01/1900 USHER, WILLIAM R &

Notes

10/11/2023 Misc: 2024 GENERAL REVALUATION
8/5/2019 Misc: 2020 GENERAL REVAL: REMOVE SHED PER F/C 6/5/19

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, Improvement, Total. Rows show data for years 2022-2025.

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 F, F, 41, 41x132, 1.10, \$114, \$125, \$5,125, 0%, 1.0000, 100.00, 0.00, 0.00, \$5,130.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.12), Actual Frontage (41), Developer Discount, Parcel Acreage (0.12), 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 (0.12), 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 (\$5,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$5,100).

Data Source External Only

Collector 09/19/2023 js

Appraiser 10/11/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1000 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, Enclosed Frame	48	\$6,300

Plumbing

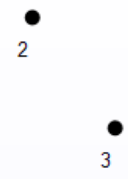
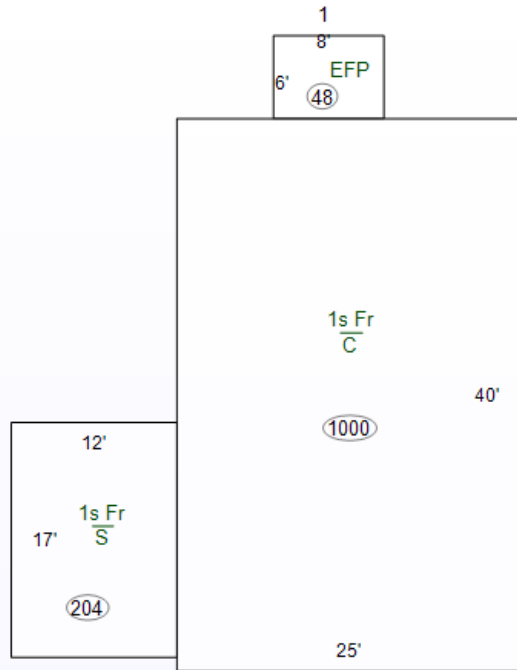
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

No Heat, Wall



Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1204	1000	\$117,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1000	0	\$7,600	
Slab	204	0	\$0	
Total Base			\$125,300	

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)	1:204	(\$7,400)
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)	1:1204	(\$7,900)
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Specialty Plumbing

Description	Count	Value
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Sub-Total, One Unit			\$110,000
Sub-Total, 1 Units			
Exterior Features (+)	\$6,300	\$116,300	
Garages (+) 0 sqft	\$0	\$116,300	
Quality and Design Factor (Grade)		0.70	
Location Multiplier		0.85	
Replacement Cost		\$69,199	

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	1850	1850	175 A		0.85		1,204 sqft	\$69,199	50%	\$34,600	0%	100%	0.910	1.000	100.00	0.00	0.00	\$31,500
2: Detached Garage/Boat H	1	Wood Fr	C	1955	1955	70 A	\$42.58	0.85	\$36.19	15'x20'	\$19,544	42%	\$11,340	0%	100%	0.910	1.000	100.00	0.00	0.00	\$10,300
3: Utility Shed	1	SV	C	1960	1960	65 F		0.85		10'x20'		70%		0%	100%	0.910	1.000	100.00	0.00	0.00	\$0