

89-11-02-120-326.000-027

CORTNER, DONALD

0 W RIVER ST

540, Mobile or Manufactured Home - Pla

WASHINGTON-275153 (027

1/2

General Information

Parcel Number 89-11-02-120-326.000-027
Local Parcel Number 41-02-120-326.008-27

Tax ID: 027-00052-00

Routing Number

Property Class 540 RENTAL
Mobile or Manufactured Home - Plat

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) 0 W RIVER 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

CORTNER, DONALD
% SHERRY NAPIER
6981 MAPLEWOOD LN
GOSHEN, OH 45122

Legal

LOT 8 BLK 2

Transfer of Ownership

Date 01/01/1900 Owner CORTNER, DONALD Doc ID Code Book/Page Adj Sale Price V/I

Notes

10/2/2023 Misc: 2024 GENERAL REVAUATION
8/7/2019 Misc: 2020: APPLY OBSOL AND
CONDITION TO DWELLING AVERAGE POLICY
8/7/19



Res

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table with columns for Land Computations (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) and values.

Data Source External Only

Collector 09/19/2023 js

Appraiser 10/02/2023 Nexus

Total Value \$10,300

General Information

Occupancy Single-Family
 Description MH W / SKIRTING
 Story Height 1
 Style N/A
 Finished Area 732 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
Wood Deck	96	\$2,800
Canopy, Shed Type	48	\$500
Wood Deck	48	\$1,700

Plumbing

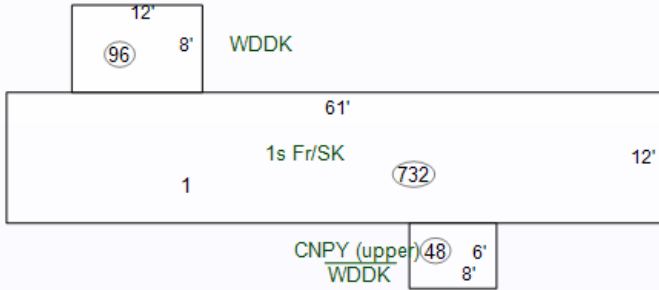
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value
	3	
	4	
	2	

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	732	732	\$82,500	
2				
3				
4				
				1/4
				1/2
				3/4
				Attic
				Bsmt
				Crawl
				Slab

Total Base	\$82,500
Adjustments	1 Row Type Adj. x 1.00
	\$82,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:732 \$4,600
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$87,100
Sub-Total, 1 Units	
Exterior Features (+)	\$5,000 \$92,100
Garages (+) 0 sqft	\$0 \$92,100
Quality and Design Factor (Grade)	0.60
Location Multiplier	0.85
Replacement Cost	\$46,971

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: MH W / SKIRTING	1	Wood Fr	E+2	1972	1972	53 A		0.85		732 sqft	\$46,971	45%	\$25,830	30%	100%	0.910	1.000	100.00	0.00	0.00	\$16,500
2: Detached Garage/Boat H	1	Wood Fr	D	1972	1972	53 A	\$44.13	0.85	\$30.01	20'x24'	\$14,404	45%	\$7,920	0%	100%	0.910	1.000	100.00	0.00	0.00	\$7,200
3: Utility Shed	1	SV	D	1980	1980	45 A		0.85		8'x10'		65%		0%	100%	0.910	1.000	100.00	0.00	0.00	\$0
4: Utility Shed	1	SV	D	1972	1972	53 P		0.85		8'x8'		80%		0%	100%	0.910	1.000	100.00	0.00	0.00	\$0