

89-11-02-230-403.000-027

COX, JASON & ANN

204 E SOUTH ST

540, Mobile or Manufactured Home - Plat

WASHINGTON-275153 (027) 1/2

General Information

Parcel Number 89-11-02-230-403.000-027
Local Parcel Number 41-02-230-403.008-27

Tax ID: 027-00003-00

Routing Number

Property Class 540
Mobile or Manufactured Home - Plat

Year: 2024

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 4102230

Location Address (1) 204 E SOUTH ST MILTON, IN 47357

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA Water, Gas, Electricity

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Friday, April 26, 2024

Review Group 2024

Ownership

COX, JASON & ANN
204 E SOUTH ST
MILTON, IN 47357

Legal

PT SEC 2-15-12 1.15A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, W/I. Rows include transactions from 05/28/2019 to 01/01/1900.

Notes

9/26/2023 Misc: 2024 GENERAL REVALUATION
8/16/2021 Misc: 2022 CORECT LAND
8/7/2019 Misc: 2020 GENERAL REVAL: REMOVE SHED, CHANGE COND TO AV, AND APPLY OBSOL PER F/C 6/5/19
2/18/2016 : 2016: CHANGE MOBILE HOME COND TO FAIR, 8X10 OFP TO 8X18, 9X12OFP TO 12X25 EFP, SHED SIZE TO 6X8, AND DETGAR SIZE TO 28X30 PER F/C & EFC

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, 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). Rows show data for years 2021-2024.

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. Rows show details for F and R land types.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.15), Actual Frontage (125), Developer Discount, Parcel Acreage (1.15), 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 (1.15), 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 (\$16,300), CAP 2 Value (\$1,300), CAP 3 Value (\$0), Total Value (\$17,600).

Data Source External Only

Collector 09/21/2023 js

Appraiser 09/26/2023 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** MH W / SKIRTING  
**Story Height** 1  
**Style** N/A  
**Finished Area** 708 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	300	\$13,500
Porch, Open Frame	144	\$6,400

**Plumbing**

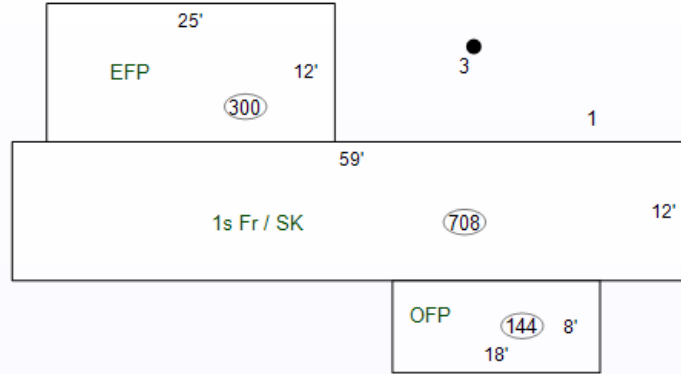
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<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



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	708	708	\$62,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

**Total Base** \$62,200

**Adjustments** 1 Row Type Adj. x 1.00 \$62,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:708	\$3,600
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$65,800

**Sub-Total, 1 Units**

Exterior Features (+)	\$19,900	\$85,700
Garages (+) 0 sqft	\$0	\$85,700
Quality and Design Factor (Grade)		0.60
Location Multiplier		0.87
<b>Replacement Cost</b>		<b>\$44,735</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: MH W / SKIRTING	1	Wood Fr	E+2	1969	1969	55 F		0.87		708 sqft	\$44,735	55%	\$20,130	50%	100%	1.010	1.000	100.00	0.00	0.00	\$10,200
2: Detached Garage/Boat H	1	Wood Fr	D	1970	1970	54 F	\$27.92	0.87	\$19.43	28'x30'	\$16,323	55%	\$7,350	0%	100%	1.010	1.000	100.00	0.00	0.00	\$7,400
3: Utility Shed	1	SV	D	2010	2010	14 A		0.87		10'x16'		40%		0%	100%	1.010	1.000	100.00	0.00	0.00	\$0