

General Information

Parcel Number 89-11-10-000-207.004-026
Local Parcel Number 41-10-000-207.040-14

Tax ID: 014-00266-04

Routing Number

Property Class 101
Cash Grain/General Farm

Year: 2025

Location Information

County WAYNE

Township WASHINGTON TOWNSHIP

District 026 (Local 014) WASHINGTON TOWNSHIP

School Corp 8355 WESTERN WAYNE

Neighborhood 145151-014 WASHINGTON-145151 (014)

Section/Plat 4110000

Location Address (1) 4520 HOLTSCRAW RD MILTON, IN 47357

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

FILIPIAK, JOHN B
4520 HOLTSCRAW RD
MILTON, IN 47357

Legal

PT NE SEC 10-15-12 19.509A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/04/2014 to 01/01/1900.

Notes

10/9/2023 Misc: 2024 GENERAL REVAUATION
8/29/2019 Misc: 2020 GENERAL REVAL: N/C PER F/C 5-31-19



Agricultural

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

Table with columns: Assessment Year (2025, 2024, 2023, 2022, 2021), 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 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 1-82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (19.51), Actual Frontage (0), Developer Discount, Parcel Acreage (19.51), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.29), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (18.22), Farmland Value (\$12,470), Measured Acreage (18.22), Avg Farmland Value/Acre (684), Value of Farmland (\$12,460), Classified Total (\$0), Farm / Classified Value (\$12,500), Homesite(s) Value (\$17,700), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$17,700), CAP 2 Value (\$12,500), CAP 3 Value (\$0), Total Value (\$30,200).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1400 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, Open Frame	216	\$10,900
Patio, Concrete	216	\$1,700

**Plumbing**

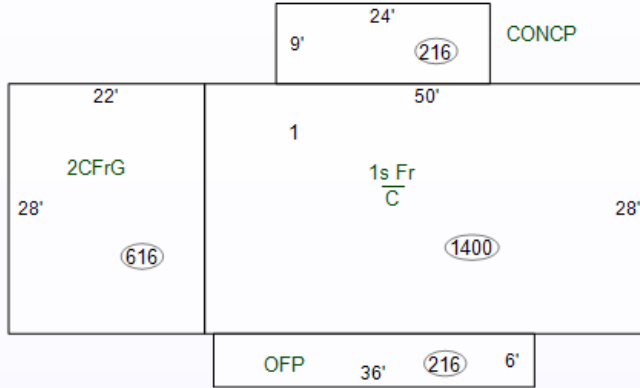
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	3
<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

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1400	1400	\$129,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1400	0	\$9,000	
Slab					

<b>Total Base</b>	\$138,100
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>
<b>Unfin Int (-)</b>	\$0
<b>Ex Liv Units (+)</b>	\$0
<b>Rec Room (+)</b>	\$0
<b>Loft (+)</b>	\$0
<b>Fireplace (+)</b>	\$0
<b>No Heating (-)</b>	\$0
<b>A/C (+)</b>	1:1400 \$4,600
<b>No Elec (-)</b>	\$0
<b>Plumbing (+ / -)</b>	8 - 5 = 3 x \$800 \$2,400
<b>Spec Plumb (+)</b>	\$0
<b>Elevator (+)</b>	\$0
<b>Sub-Total, One Unit</b>	\$145,100
<b>Sub-Total, 1 Units</b>	\$145,100
<b>Exterior Features (+)</b>	\$12,600 \$157,700
<b>Garages (+) 616 sqft</b>	\$24,700 \$182,400
<b>Quality and Design Factor (Grade)</b>	1.00
<b>Location Multiplier</b>	0.85
<b>Replacement Cost</b>	\$155,040

Summary of Improvements																							
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	2003	2003	22	A			0.85		1,400 sqft	\$155,040	22%	\$120,930	0%	100%	1.200	1.000	100.00	0.00	0.00	\$145,100
2: Utility Shed	1	SV	D	2012	2012	13	A			0.85		12'x24'		40%		0%	100%	1.200	1.000	100.00	0.00	0.00	\$0