

General Information

Parcel Number 89-11-12-000-102.001-026

Local Parcel Number 41-12-000-102.010-14

Tax ID: 014-00199-01

Routing Number

Property Class 465 Lodge Hall

Year: 2025

Location Information

County WAYNE

Township WASHINGTON TOWNSHIP

District 026 (Local 014) WASHINGTON TOWNSHIP

School Corp 8355 WESTERN WAYNE

Neighborhood 145152-014 WASHINGTON COM-145152 (014)

Section/Plat 4112000

Location Address (1) 4251 S STATE RD 1 MILTON, IN 47357

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA Electricity

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

WAYNE COUNTY COON HUNTERS ASSOC, INC C/O TYLER STROH 3978 FOUTS RD RICHMOND, IN 47374

Legal

PT NW SEC 12-15-12 0.840A & 5.16A



Transfer of Ownership

Date 01/01/1900 Owner WAYNE COUNTY CO Doc ID Code Book/Page Adj Sale Price V/I

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

Table with 7 columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values for years 2025-2021.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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.

Notes

12/13/2019 Misc: 7/26/19 - reassessment-added paving not previously assessed-RC
11/8/2016 Misc: 2016 INFORMAL REVIEW: APPLY OBSOLESCENCE TO ARRIVE AT VALUE AGREED UPON BETWEEN THE COUNTY ASSESSOR AND TAXPAYER 11-08-16
2014: ADD COMMERCIAL USE KIT BLDG ERRONEOUSLY ASSESSED ON ADJACENT PARCEL DUE TO 1999 SPLIT & 2001 ENCODING ERRORS PER F/C 03-07-10

Land Computations

Table with 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and Value.

Data Source N/A

Collector 11/28/2023 Nexus

Appraiser 11/08/2016 tsmith

Total Value \$24,400

General Information

Occupancy	C/I Building	Pre. Use	GCK
Description	Building	Pre. Framing	Pole Frame
Story Height	1	Pre. Finish	
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(392')
Heating	8160 sqft
A/C	8160 sqft
Sprinkler	

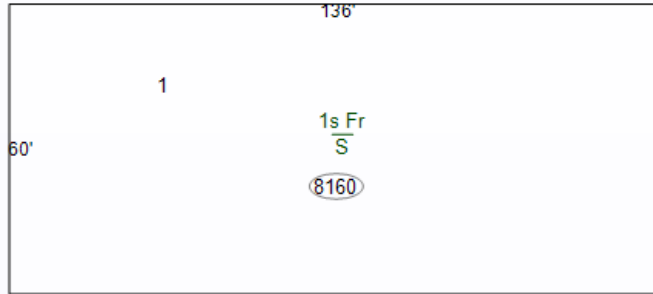
Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt
Half Bath	0	0	0	0	<input type="checkbox"/> Other	<input type="checkbox"/> Slate
Kitchen Sinks	0	0	0	0	GCK Adjustments	
Water Heaters	0	0	0	0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat <input checked="" type="checkbox"/> Insulatio
Add Fixtures	0	12	12	12	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR <input type="checkbox"/> Int Liner
Total	0	0	12	12	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS <input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value

Special Features Other Plumbing

Description	Value	Description	Value
		2 x Ind Shower Hds	\$800

CS paving - no value



Floor/Use Computations

Pricing Key	GCK
Use	GCK
Use Area	8160 sqft
Area Not in Use	0 sqft
Use %	100.0%
● Eff Perimeter	392'
2 PAR	5
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	14'
Base Rate	\$17.09
Frame Adj	\$0.00
Wall Height Adj	\$1.67
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$17.09
BPA Factor	1.00
Sub Total (rate)	\$17.09
Interior Finish	\$21.66
Partitions	\$0.00
Heating	\$0.00
A/C	\$2.63
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.46
S.F. Price	\$43.51
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$355,071

Building Computations

Sub-Total (all floors)	\$355,071	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$375,071
Plumbing	\$19,200	Quality (Grade)	\$1
Other Plumbing	\$800	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$318,810
Exterior Features	\$0		

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: Building	1	Wood Fr	C	1975	1975	50 A		0.85		8,160 sqft	\$318,810	80%	\$63,760	0%	100%	1.000	1.000	0.00	0.00	100.00	\$63,800
2: Utility Shed	1	SV	C	1995	1995	30 A		0.85		15'x24'		60%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$0