

General Information

Parcel Number 89-11-25-000-421.000-026
Local Parcel Number 41-25-000-421.000-14

Tax ID: 014-00378-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

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 4125000

Location Address (1) 13407 NEUMAN LAKE RD MILTON, IN 47357

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level 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

TAYLOR FAMILY TRUST
PO BOX 1019
CONNERSVILLE, IN 47331

Legal

PT SE SEC 25-15-12 2.86A (CONTRACT: CHRISTON J W MARCUM 12-28-18 2018010072)



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 (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and various valuation categories like Land, Improvement, Total, etc.

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.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Notes

10/13/2023 Misc: 2024 GENERAL REVALUATION
8/30/2019 Misc: 2020 GENERAL REVAL ADJUST SIZE OF CONCP REMOVE T2, ADD OBSOL PER F/C 5-31-19
1/5/2018 Misc: CHANGE SFD AND DET GAR COND TO FAIR PER F/C 1/4/18

Land Computations

Table with columns for various land computation metrics like 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, and Total Value (\$22,900).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 2052 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
Patio, Concrete	192	\$1,500
Porch, Open Frame	208	\$10,100

Plumbing

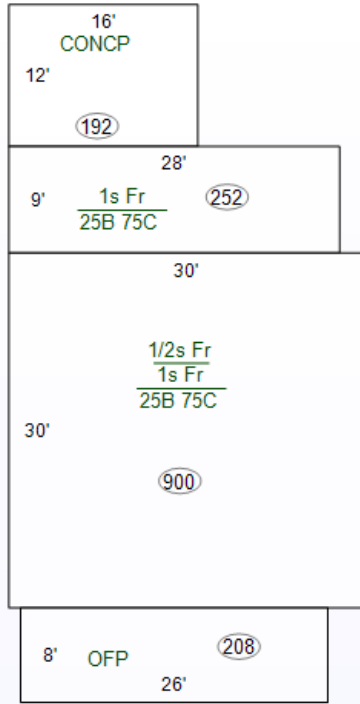
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1152	1152	\$114,600	
2					
3					
4					
1/4					
1/2	1Fr	900	900	\$38,800	
3/4					
Attic					
Bsmt		288	0	\$19,800	
Crawl		864	0	\$7,100	
Slab					

		Total Base	\$180,300
Adjustments	1 Row Type Adj. x 1.00		\$180,300
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)			\$0
No Elec (-)			\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800		\$2,400
Spec Plumb (+)			\$0
Elevator (+)			\$0
Sub-Total, One Unit			\$182,700
Sub-Total, 1 Units			
Exterior Features (+)		\$11,600	\$194,300
Garages (+) 0 sqft		\$0	\$194,300
Quality and Design Factor (Grade)			0.85
Location Multiplier			0.85
Replacement Cost			\$140,382

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 1/2	Wood Fr	D+1	1900	1900	125	F			0.85		2,340 sqft	\$140,382	65%	\$49,130	20%	100%	1.200	1.000	100.00	0.00	0.00	\$47,200
2: Detached Garage/Boat H	1	Wood Fr	C	1991	1991	34	F		\$41.81	0.85	\$35.54	24'x24'	\$20,470	30%	\$14,330	0%	100%	1.200	1.000	100.00	0.00	0.00	\$17,200