

General Information

Parcel Number 89-12-20-000-305.000-026
Local Parcel Number 42-20-000-305.000-14

Tax ID: 014-00026-00

Routing Number

Property Class 101 RENTAL
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 4220000
Location Address (1) 11955 POTTERSHOP RD MILTON, IN 47357

Ownership

WALTHER, MATTHEW D & MICHELL
6957 PHILOMATH RD
CENTERVILLE, IN 47330

Legal

PT SW SEC 20-15-13 53A PT SW SEC 20-15-13 107A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include 01/23/2008 and 01/01/1900.

Notes

10/9/2023 Misc: 2024 GENERAL REVAL



Agricultural

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

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 9 through 82.

Zoning

Subdivision

Lot

Market Model

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

Data Source External Only

Collector 10/03/2023 js

Appraiser 10/09/2023 Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (160.00), Actual Frontage (0), Developer Discount, Parcel Acreage (160.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (3.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (156.00), Farmland Value (\$257,810), Measured Acreage (156.00), Avg Farmland Value/Acre (1653), Value of Farmland (\$257,870), Classified Total (\$0), Farm / Classified Value (\$257,900), Homesite(s) Value (\$17,700), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$17,700), CAP 2 Value (\$257,900), CAP 3 Value (\$0), Total Value (\$275,600).

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1 1/2
Style	N/A
Finished Area	1968 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	288	\$18,000
Porch, Open Frame	126	\$7,500

Plumbing

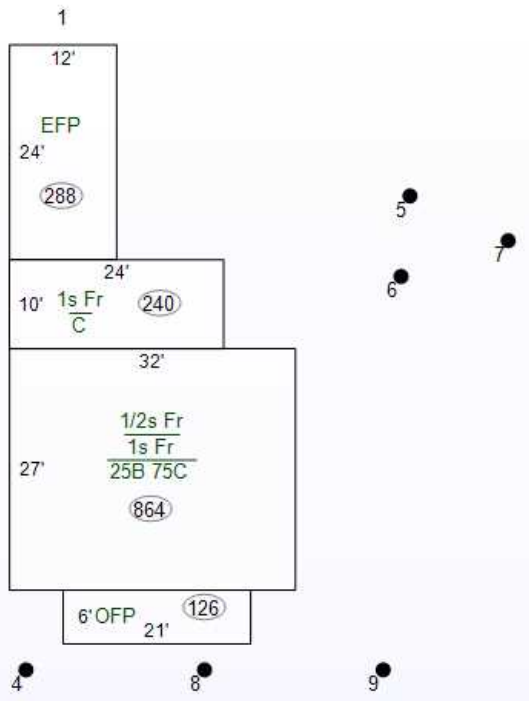
#	TF
Full Bath	1 3
Half Bath	1 2
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	0 0
Total	4 7

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	1104	1104	\$111,500	
2					
3					
4					
1/4					
1/2	1Fr	864	864	\$38,100	
3/4					
Attic					
Bsmt		216	0	\$18,500	
Crawl		888	0	\$7,200	
Slab					

Total Base		\$175,300
Adjustments	1 Row Type Adj. x 1.00	\$175,300
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1104 1/2:864	\$5,100
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$182,000
Sub-Total, 1 Units		
Exterior Features (+)	\$25,500	\$207,500
Garages (+) 0 sqft	\$0	\$207,500
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85
Replacement Cost		\$158,738

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: Residential Dwelling	1 1/2	Wood Fr	D+2	1900	1900	125	A		0.85		2,184 sqft	\$158,738	50%	\$79,370	0%	100%	1.200	1.000	100.00	0.00	0.00	\$95,200
2: Detached Garage/Boat H	1	Wood Fr	C	1920	1920	105	F	\$46.21	0.85	\$35.73	18'x24'	\$15,437	50%	\$7,720	0%	100%	1.200	1.000	100.00	0.00	0.00	\$9,300
3: Frame Corn Crib	1	Drive Thr	D	1900	1900	125	A	\$21.35	0.85		24' x 36'	\$12,544	65%	\$4,390	97%	100%	1.000	1.000	0.00	0.00	100.00	\$100
4: Hog Confinement Facility	1	Wood Si	C	1978	1978	47	A	\$22.22	0.85		22'x66'	\$36,136	65%	\$12,650	25%	100%	1.000	1.000	0.00	0.00	100.00	\$9,500
5: Steel Grain Bin	1		C	2014	2014	11	A		0.85		48' x 42'	\$92,582	35%	\$60,180	0%	100%	1.000	1.000	0.00	0.00	100.00	\$60,200
6: Steel Grain Bin 02	1		C	2014	2014	11	A		0.85		33' x 24'	\$31,144	35%	\$20,240	0%	100%	1.000	1.000	0.00	0.00	100.00	\$20,200
7: Steel Grain Bin 03	1		C	2017	2017	8	A		0.85		33' x 24'	\$31,144	25%	\$23,360	0%	100%	1.000	1.000	0.00	0.00	100.00	\$23,400
8: Type 3 Barn	1	T3AW	C	1959	1959	66	A	\$16.13	0.85		40' x 60' x 12'	\$25,259	65%	\$8,840	0%	100%	1.000	1.000	100.00	0.00	0.00	\$8,800
9: Type 3 Barn	1	T3AW	D	1973	1973	52	A	\$13.83	0.85		54' x 81' x 14'	\$31,100	65%	\$10,880	0%	100%	1.000	1.000	100.00	0.00	0.00	\$10,900