

General Information

Parcel Number
89-08-05-000-207.001-015

Local Parcel Number
24-05-000-207.010-10

Tax ID:
010-00383-01

Routing Number

Property Class 101
Cash Grain/General Farm

Year: 2025

Location Information

County
WAYNE

Township
JACKSON TOWNSHIP

District 015 (Local 010)
JACKSON TOWNSHIP

School Corp 8355
WESTERN WAYNE

Neighborhood 224997-010
JACKSON-224997 (010)

Section/Plat
2405000

Location Address (1)
17413 JERRY MEYERS RD
CAMBRIDGE CITY, IN 47327

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Public Utilities
Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed Friday, May 16, 2025
Review Group 2028

Ownership

MATHERLY, MICHAEL R
17413 JERRY MYERS RD
CAMBRIDGE CITY, IN 47327

Legal

PT NE 5-16-12 31.811A



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

2025	Assessment Year	2025	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
05/16/2025	As Of Date	05/05/2025	04/22/2025	04/17/2024	04/20/2023	04/22/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☒	☐	☐	☐	☐
\$45,700	Land	\$45,700	\$49,000	\$45,100	\$38,900	\$33,700
\$19,200	Land Res (1)	\$19,200	\$19,200	\$16,700	\$15,200	\$15,000
\$26,500	Land Non Res (2)	\$26,500	\$29,800	\$28,400	\$23,700	\$18,700
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$83,100	Improvement	\$83,100	\$83,100	\$73,100	\$69,400	\$69,500
\$77,800	Imp Res (1)	\$77,800	\$77,800	\$67,700	\$61,600	\$60,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$5,300	Imp Non Res (3)	\$5,300	\$5,300	\$5,400	\$7,800	\$8,800
\$128,800	Total	\$128,800	\$132,100	\$118,200	\$108,300	\$103,200
\$97,000	Total Res (1)	\$97,000	\$97,000	\$84,400	\$76,800	\$75,700
\$26,500	Total Non Res (2)	\$26,500	\$29,800	\$28,400	\$23,700	\$18,700
\$5,300	Total Non Res (3)	\$5,300	\$5,300	\$5,400	\$7,800	\$8,800

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

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
9	A		0	1.000000	1.00	\$19,200	\$19,200	\$19,200	0%	1.0000	100.00	0.00	0.00	\$19,200
4	A	CRA	0	2.060000	1.02	\$2,120	\$2,162	\$4,454	0%	1.0000	0.00	100.00	0.00	\$4,450
4	A	GE	0	4.204000	1.02	\$2,120	\$2,162	\$9,089	0%	1.0000	0.00	100.00	0.00	\$9,090
4	A	LBC2	0	0.080000	0.55	\$2,120	\$1,166	\$93	0%	1.0000	0.00	100.00	0.00	\$90
4	A	LCC3	0	1.400000	0.50	\$2,120	\$1,060	\$1,484	0%	1.0000	0.00	100.00	0.00	\$1,480
4	A	EOB2	0	2.709000	0.60	\$2,120	\$1,272	\$3,446	0%	1.0000	0.00	100.00	0.00	\$3,450
5	A	EOB2	0	2.350000	0.60	\$2,120	\$1,272	\$2,989	-60%	1.0000	0.00	100.00	0.00	\$1,200
5	A	GE	0	0.370000	1.02	\$2,120	\$2,162	\$800	-60%	1.0000	0.00	100.00	0.00	\$320
5	A	LCC3	0	1.938000	0.50	\$2,120	\$1,060	\$2,054	-60%	1.0000	0.00	100.00	0.00	\$820
5	A	CRA	0	0.050000	1.02	\$2,120	\$2,162	\$108	-60%	1.0000	0.00	100.00	0.00	\$40
6	A	LCC3	0	2.860000	0.50	\$2,120	\$1,060	\$3,032	-80%	1.0000	0.00	100.00	0.00	\$610
6	A	LBB2	0	0.080000	0.64	\$2,120	\$1,357	\$109	-80%	1.0000	0.00	100.00	0.00	\$20
6	A	GE	0	10.670000	1.02	\$2,120	\$2,162	\$23,069	-80%	1.0000	0.00	100.00	0.00	\$4,610
6	A	CRA	0	0.040000	1.02	\$2,120	\$2,162	\$86	-80%	1.0000	0.00	100.00	0.00	\$20
71	A	EOB2	0	0.100000	0.60	\$2,120	\$1,272	\$127	-40%	1.0000	0.00	100.00	0.00	\$80

Data Source External Only Collector 10/16/2023 js Appraiser 12/01/2023 Nexus

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/07/2013	MATHERLY, MICHAEL R	2013002001	CO	/	\$0	I
08/28/2012	MATHERLY, MICHAEL R	AC#7401	CO	/	\$0	I
08/24/2012	MATHERLY, MICHAEL R	2012007202	QC	/	\$0	I
01/01/1900	MATHERLY, MICHAEL R	2012007202	QC	/		I

Notes

12/1/2023 Misc: 2024 GENERAL REVAUATION
9/16/2019 Misc: 2020 GENERAL REVAL: ADJUST SIZE T2 BARN, LEAN-TO PER F/C 06-26-2019

Land Computations

Calculated Acreage	31.81
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	31.81
81 Legal Drain NV	0.00
82 Public Roads NV	1.65
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	29.16
Farmland Value	\$26,440
Measured Acreage	29.16
Avg Farmland Value/Acre	907
Value of Farmland	\$26,450
Classified Total	\$0
Farm / Classified Value	\$26,500
Homesite(s) Value	\$19,200
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$19,200
CAP 2 Value	\$26,500
CAP 3 Value	\$0
Total Value	\$45,700

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')														
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
72	A	WTR	0	0.250000	0.50	\$2,120	\$1,060	\$265	-40%	1.0000	0.00	100.00	0.00	\$160
82	A		0	1.650000	1.00	\$2,120	\$2,120	\$3,498	-100%	1.0000	0.00	100.00	0.00	\$00

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1530 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	144	\$11,600
Wood Deck	96	\$2,800
Canopy, Shed Type	24	\$400

Plumbing

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

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	6

Heat Type

Central Warm Air

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1530	1530	\$136,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1148	0	\$38,100	
Crawl		382	0	\$4,900	
Slab					

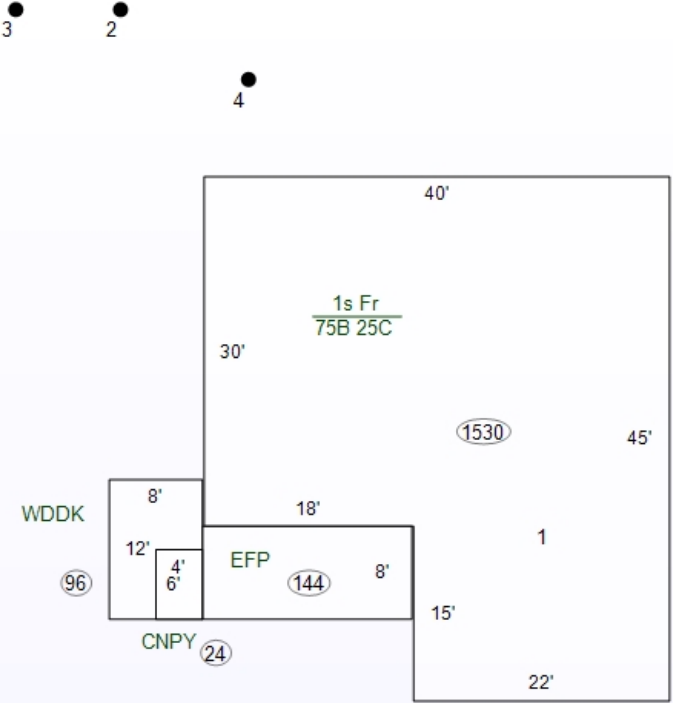
	Total Base	\$179,000
Adjustments	1 Row Type Adj. x 1.00	\$179,000

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

Sub-Total, One Unit	\$179,000
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Sub-Total, 1 Units	
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Exterior Features (+)	\$14,800	\$193,800
Garages (+) 0 sqft	\$0	\$193,800
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.85	
Replacement Cost		\$131,784



Specialty Plumbing

Description	Count	Value
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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	Wood Fr	D	1900	1900	125 A		0.85		2,678 sqft	\$131,784	50%	\$65,890	0%	100%	1.180	1.000	100.00	0.00	0.00	\$77,800
2: Lean-to	1	Earth Flo	D	1930	1930	95 VP	\$8.28	0.85		18'x52' x 15'	\$5,270	85%	\$790	0%	100%	1.000	1.000	0.00	0.00	100.00	\$800
3: Type 2 Barn	1		D	1930	1930	95 P	\$29.45	0.85		54' x 72' x 24'	\$90,773	80%	\$18,150	75%	100%	1.000	1.000	0.00	0.00	100.00	\$4,500
4: Utility Shed	1	SV	D	1960	1960	65 F		0.85		16'x30'		70%		0%	100%	1.180	1.000	100.00	0.00	0.00	\$0

