

**General Information**

**Parcel Number**  
89-08-08-000-203.001-015

**Local Parcel Number**  
24-08-000-203.018-10

**Tax ID:**  
010-00513-01

**Routing Number**

**Ownership**

DUEBEL, JOHN F  
17543 FRANK MYERS RD  
CAMBRIDGE CITY, IN 47327

**Legal**

PT NE SEC 8-16-12 15.541A

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/03/2017	DUEBEL, JOHN F	2017000035	TM	/		
01/03/2017	DUEBEL, JOHN F	2017000035	TM	/		
11/04/2016	DUEBEL, JOHN F	2016009007	QC	/	\$0	
01/01/1900	DUEBEL, JOHN F & C	2016009007	QC	/		

**Notes**

11/6/2023 Misc: 2024 GENERAL REVALUATION

9/11/2019 Misc: 2020 GENERAL REVAL: REMOVE SHED AND CORRECT T3AW SIZE PER F/C 6/25/19

**Property Class 141**  
Agricultural Land With Mobile Home



**Agricultural**

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**  
2408000

**Location Address (1)**  
17543 FRANK MYERS RD  
CAMBRIDGE CITY, IN 47327

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	<b>Reason For Change</b>	AA	AA	AA	AA	AA
02/19/2025	<b>As Of Date</b>	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$31,700</b>	<b>Land</b>	<b>\$31,700</b>	<b>\$28,600</b>	<b>\$25,100</b>	<b>\$22,800</b>	<b>\$21,800</b>
\$19,200	Land Res (1)	\$19,200	\$16,700	\$15,200	\$15,000	\$15,000
\$12,500	Land Non Res (2)	\$12,500	\$11,900	\$9,900	\$7,800	\$6,800
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$93,300</b>	<b>Improvement</b>	<b>\$93,300</b>	<b>\$82,800</b>	<b>\$74,300</b>	<b>\$73,400</b>	<b>\$66,600</b>
\$93,300	Imp Res (1)	\$93,300	\$82,800	\$73,600	\$72,600	\$65,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$700	\$800	\$700
<b>\$125,000</b>	<b>Total</b>	<b>\$125,000</b>	<b>\$111,400</b>	<b>\$99,400</b>	<b>\$96,200</b>	<b>\$88,400</b>
\$112,500	Total Res (1)	\$112,500	\$99,500	\$88,800	\$87,600	\$80,900
\$12,500	Total Non Res (2)	\$12,500	\$11,900	\$9,900	\$7,800	\$6,800
\$0	Total Non Res (3)	\$0	\$0	\$700	\$800	\$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
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	GE	0	2.430000	1.02	\$2,390	\$2,438	\$5,924	0%	1.0000	0.00	100.00	0.00	\$5,920
4	A	HEF	0	0.180000	0.50	\$2,390	\$1,195	\$215	0%	1.0000	0.00	100.00	0.00	\$220
4	A	LCC3	0	0.730000	0.50	\$2,390	\$1,195	\$872	0%	1.0000	0.00	100.00	0.00	\$870
5	A	GE	0	1.950000	1.02	\$2,390	\$2,438	\$4,754	-60%	1.0000	0.00	100.00	0.00	\$1,900
5	A	LCC3	0	1.220000	0.50	\$2,390	\$1,195	\$1,458	-60%	1.0000	0.00	100.00	0.00	\$580
6	A	GE	0	4.670000	1.02	\$2,390	\$2,438	\$11,385	-80%	1.0000	0.00	100.00	0.00	\$2,280
6	A	HEF	0	0.280000	0.50	\$2,390	\$1,195	\$335	-80%	1.0000	0.00	100.00	0.00	\$70
6	A	LCC3	0	2.700000	0.50	\$2,390	\$1,195	\$3,227	-80%	1.0000	0.00	100.00	0.00	\$650
82	A		0	0.380000	1.00	\$2,390	\$2,390	\$908	-100%	1.0000	0.00	100.00	0.00	\$00

**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

Data Source External Only

Collector 10/16/2023 js

Appraiser 11/06/2023 Nexus

**Land Computations**

Calculated Acreage	15.54
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	15.54
81 Legal Drain NV	0.00
82 Public Roads NV	0.38
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	14.16
Farmland Value	\$12,490
Measured Acreage	14.16
Avg Farmland Value/Acre	882
Value of Farmland	\$12,490
Classified Total	\$0
Farm / Classified Value	\$12,500
Homesite(s) Value	\$19,200
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$19,200
CAP 2 Value	\$12,500
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$31,700</b>

**General Information**

Occupancy Single-Family  
 Description MH W / BSMNT  
 Story Height 1  
 Style N/A  
 Finished Area 1708 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	120	\$10,600
Wood Deck	168	\$4,100

**Plumbing**

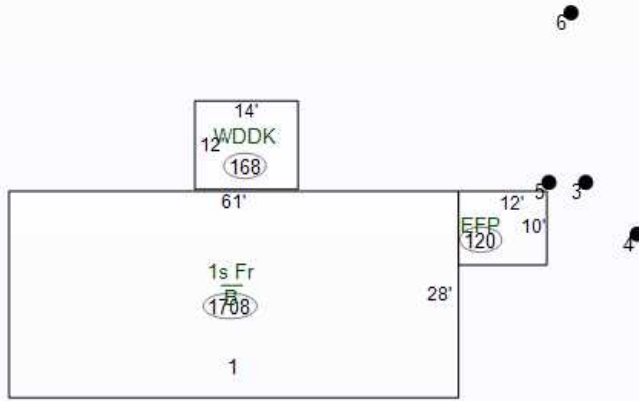
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>5</b>	<b>11</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>5</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1708	1708	\$147,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1708	0	\$49,300	
Crawl					
Slab					

**Total Base** \$196,700

**Adjustments** 1 Row Type Adj. x 1.00 \$196,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1708	\$5,200
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$206,700

**Sub-Total, 1 Units**

Exterior Features (+)	\$14,700	\$221,400
Garages (+) 0 sqft	\$0	\$221,400
Quality and Design Factor (Grade)		0.60
Location Multiplier		0.85

**Replacement Cost** \$112,914

**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: MH W / BSMNT	1	Wood Fr	E+2	1999	1999	26	A		0.85		3,416 sqft	\$112,914	28%	\$81,300	30%	100%	1.180	1.000	100.00	0.00	0.00	\$67,200
2: Barn, Pole (T3)	1	T31SO	E	2000	2000	25	P	\$25.70	0.85		9' x 18' x 8'	\$1,195	55%	\$540	0%	100%	1.000	1.000	100.00	0.00	0.00	\$500
3: Canopy (free standing)	1		C	2017	2017	8	A		0.85		6'x36'	\$1,530	7%	\$1,420	0%	100%	1.180	1.000	100.00	0.00	0.00	\$1,700
4: Detached Garage/Boat H	1	Wood Fr	C	2000	2000	25	A	\$39.83	0.85	\$33.86	24'x30'	\$24,376	22%	\$19,010	0%	100%	1.180	1.000	100.00	0.00	0.00	\$22,400
5: Patio (free standing)	1		C	2000	2000	25	A		0.85		6'x42'	\$1,615	22%	\$1,260	0%	100%	1.180	1.000	100.00	0.00	0.00	\$1,500
6: Utility Shed	1	SV	E-1	2000	2000	25	P		0.85		6'x8'		70%		0%	100%	1.180	1.000	100.00	0.00	0.00	\$0