

General Information

Parcel Number 89-08-16-000-101.000-015
Local Parcel Number 24-16-000-101.000-10

Tax ID: 010-00247-00

Routing Number

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

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 2416000

Location Address (1) 17250 GOOSE HEAVEN RD CAMBRIDGE CITY, IN 47327

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

PITOCCO, MATTHEW J
17250 GOOSE HEAVEN RD
CAMBRIDGE CITY, IN 47327

Legal

PT NW SEC 16-16-12 1.386A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/02/2020 to 01/01/1900.

Notes

12/12/2023 Misc: 2024 GENERAL REVAUATION
9/22/2020 Misc: 2021; CORRECT PLUMBING AND ATTGAR NOW LIVING SPACE PER F/C 9/14/20
9/9/2019 Misc: 2020 GENERAL REVAL: CHANGE CONST TYPE TO 94, CHANGE 1SBR/S TO 1CBRG, CHANGE DETGAR TO CAP 3 PER F/C: 6-13-19

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 0' X 0', CI 0' X 0')

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 include lots 9, 91, and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.39), Actual Frontage (0), Developer Discount, Parcel Acreage (1.39), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.19), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.20), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$19,200), 91/92 Value (\$900), Supp. Page Land Value, CAP 1 Value (\$19,200), CAP 2 Value (\$900), CAP 3 Value (\$0), Total Value (\$20,100).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1510 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
Wood Deck	120	\$3,300
Patio, Concrete	96	\$800
Porch, Open Frame	120	\$7,500

**Plumbing**

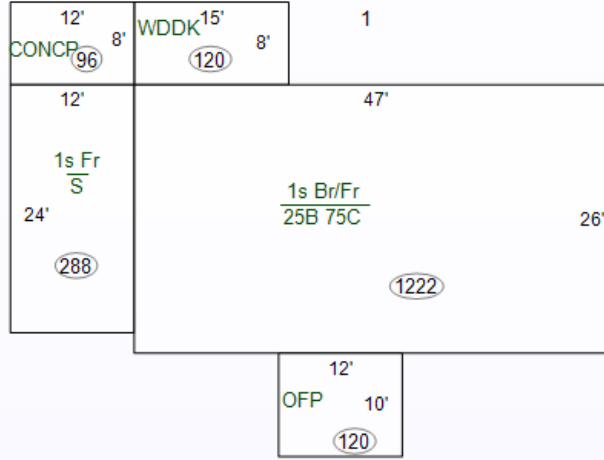
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	93	1510	1510	\$141,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		306	0	\$19,800	
Crawl		916	0	\$7,300	
Slab		288	0	\$0	
				<b>Total Base</b>	\$168,500

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>	\$168,500
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0
<b>Sub-Total, One Unit</b>	
<b>Sub-Total, 1 Units</b>	
Exterior Features (+)	\$11,600 \$187,000
Garages (+) 0 sqft	\$0 \$187,000
Quality and Design Factor (Grade)	1.00
Location Multiplier	0.85
<b>Replacement Cost</b>	
\$158,950	

**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	3/6 Maso	C	1972	1972	53	A			0.85		1,816 sqft	\$158,950	40%	\$95,370	0%	100%	1.180	1.000	100.00	0.00	0.00	\$112,500
2: Detached Garage/Boat H	1	Wood Fr	C	1989	1989	36	A		\$34.59	0.85	\$29.40	26'x40'	\$30,578	28%	\$22,020	0%	100%	1.180	1.000	100.00	0.00	0.00	\$26,000