

89-08-25-100-103.000-015

SHERWOOD, RICKIE D SR

14261 US HIGHWAY 40

541, Mobile or Manufactured Home - Un

JACKSON-224997 (010)/22

1/2

General Information

Parcel Number 89-08-25-100-103.000-015
Local Parcel Number 24-25-100-103.008-10

Tax ID: 010-00385-00

Routing Number

Property Class 541
Mobile or Manufactured Home - Un

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 2425100
Location Address (1) 14261 US HIGHWAY 40 CAMBRIDGE CITY, IN 47327

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

Ownership

SHERWOOD, RICKIE D SR
14261 W US HIGHWAY 40
CAMBRIDGE CITY, IN 47327

Legal

160.5 X 127.5 FT PT NW 25-16-12 0.47A 160.5 X 2
1/2 FT PT NW SEC 25-16-12 0.01A



Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price V/I
01/01/1900 SHERWOOD, RICKIE CO /

Notes

11/28/2023 Misc: 2024 GENERAL REVAUATION
9/13/2019 Misc: 2020 GENERAL REVAL: REMOVE SHED PER F/C: 7-9-19

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, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

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.

Land Computations

Table with columns for various land computation metrics such as 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.

Data Source External Only

Collector 10/19/2023 jb

Appraiser 11/28/2023 lp

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1248 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	200	\$1,500
Canopy, Shed Type	84	\$800
Wood Deck	90	\$2,800

Plumbing

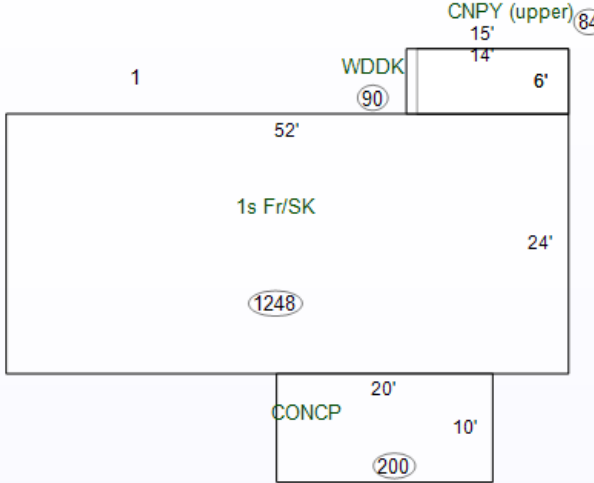
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1248	1248	\$121,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
● Crawl					
2 Slab					

Adjustments	1 Row Type Adj. x 1.00	\$121,000
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1248	\$4,200
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$125,200
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Sub-Total, 1 Units	\$130,300
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Exterior Features (+)	\$5,100	\$130,300
Garages (+) 0 sqft	\$0	\$130,300
Quality and Design Factor (Grade)		0.60
Location Multiplier		0.85
Replacement Cost		\$66,453

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	E+2	1975	1975	50	F		0.85		1,248 sqft	\$66,453	50%	\$33,230	0%	100%	1.180	1.000	100.00	0.00	0.00	\$39,200
2: Detached Garage/Boat H	1	Wood Fr	C	1973	1973	52	F	\$39.83	0.85	\$33.86	20'x34'	\$23,022	45%	\$12,660	0%	100%	1.180	1.000	100.00	0.00	0.00	\$14,900