

89-08-25-200-202.000-015

SHERWOOD, DELBERT J

13460 US HIGHWAY 40

511, 1 Family Dwell - Unplatted (0 to 9.9

JACKSON-224997 (010)/22

1/2

General Information

Parcel Number 89-08-25-200-202.000-015
Local Parcel Number 24-25-200-202.000-10

Tax ID: 010-00611-00

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 2425200
Location Address (1) 13460 US HIGHWAY 40 CAMBRIDGE CITY, IN 47327

Zoning ZO01 Residential

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

SHERWOOD, DELBERT J
13460 US HWY 40 W
CAMBRIDGE CITY, IN 47327

Legal

EXC 189 X 60 FT D NE SEC 25-16-12 2A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include 02/28/2018 and 01/01/1900 transactions.

Notes

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

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for 2025, 2024, 2023, 2022, and 2021.

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 9, 91, and 82.

Land Computations

Table with columns: Computation, Value. Rows include Calculated Acreage (1.74), Actual Frontage (0), Developer Discount, Parcel Acreage (1.74), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.22), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.52), 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 (\$2,400), Supp. Page Land Value, CAP 1 Value (\$19,200), CAP 2 Value (\$2,400), CAP 3 Value (\$0), Total Value (\$21,600).

Data Source External Only Collector 10/19/2023 js

Appraiser 11/28/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1744 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 Masonry	160	\$12,700

Plumbing

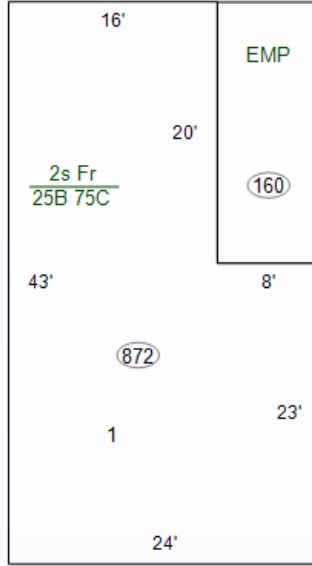
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	872	872	\$94,800	
2	1Fr	872	872	\$47,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		218	0	\$18,500	
Crawl		654	0	\$6,400	
Slab					

Total Base \$167,600

Adjustments 1 Row Type Adj. x 1.00 \$167,600

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 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$167,600

Sub-Total, 1 Units

Exterior Features (+)	\$12,700	\$180,300
Garages (+) 0 sqft	\$0	\$180,300
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
Replacement Cost		\$130,267

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	2	Wood Fr	D+1	1850	1850	175	F		0.85		1,962 sqft	\$130,267	65%	\$45,590	0%	100%	1.180	1.000	100.00	0.00	0.00	\$53,800
2: Lean-to	1	SV	C	1850	1850	175	A		0.85		8'x16' x 8'		65%		0%	100%	1.180	1.000	0.00	0.00	100.00	\$100
3: Type 2 Barn	1		D	1850	1850	175	P	\$55.05	0.85		16' x 16' x 12'	\$7,760	80%	\$1,550	75%	100%	1.180	1.000	0.00	0.00	100.00	\$500
4: Utility Shed	1	SV	C	1920	1920	105	A		0.85		12'x14'		65%		0%	100%	1.180	1.000	100.00	0.00	0.00	\$0