

89-08-27-110-205.000-016

WISSLER, DENNIS L & ROSA E

620 SHAWNEE AVE

510, 1 Family Dwell - Platted Lot

JACKSON-194089 (019)/19

1/2

General Information

Parcel Number 89-08-27-110-205.000-016
Local Parcel Number 24-27-110-205.000-19

Tax ID: 019-01849-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE
Township JACKSON TOWNSHIP
District 016 (Local 019) CAMBRIDGE CITY TOWN
School Corp 8355 WESTERN WAYNE
Neighborhood 194089-019 JACKSON-194089 (019)
Section/Plat 2427110
Location Address (1) 620 SHAWNEE AVE CAMBRIDGE CITY, IN 47327

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

WISSLER, DENNIS L & ROSA E
620 SHAWNEE AVE
CAMBRIDGE CITY, IN 47327

Legal

LOTS 4 & 5 BELLE-AIRE ADDN



Transfer of Ownership

Date 01/01/1900 Owner WISSLER, DENNIS L Doc ID Code Book/Page Adj Sale Price V/I CO /

Notes

1/10/2024 Misc: 2024 GENERAL REVALUATION
8/8/2019 Misc: 2020 GENERAL REVAL: CHANGE ATTACHED GARAGE TO DETGAR PER F/C 6-13-19

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 (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and various valuation amounts for Land, Improvement, and Total.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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 12/01/2023 js

Appraiser 01/10/2024 Nexus

Total Value \$17,100

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1256 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, Open Frame	264	\$13,200
Stoop, Masonry	30	\$1,800
Canopy, Roof Extension	30	\$800

Plumbing

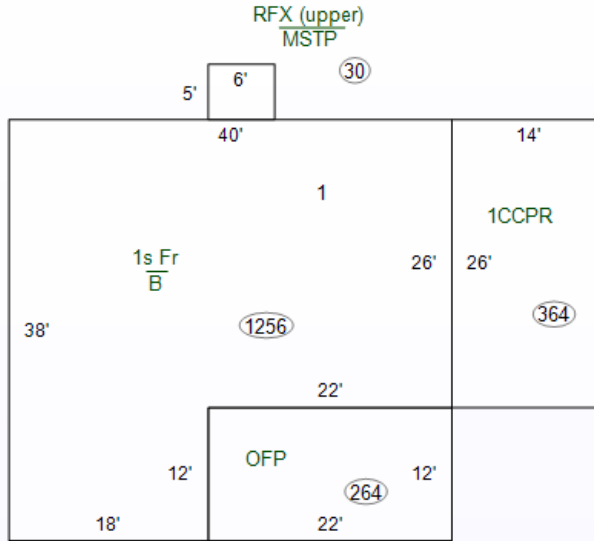
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	4	6

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1256	1256	\$121,000	
2				
3				
4				
1/4				
1/2				
3/4				
● Attic				
2 Bsmt	1256	0	\$40,400	
Crawl				
Slab				

Total Base \$161,400

Adjustments 1 Row Type Adj. x 1.00 \$161,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:300	\$4,000
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1256	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	6 - 5 = 1 x \$800	\$800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$170,600

Sub-Total, 1 Units

Exterior Features (+)	\$15,800	\$186,400
Garages (+) 364 sqft	\$7,100	\$193,500
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

Replacement Cost \$172,699

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	C+1	1950	1955	70	A		0.85		2,512 sqft	\$172,699	42%	\$100,170	0%	100%	0.990	1.000	100.00	0.00	0.00	\$99,200
2: Detached Garage	1	Wood Fr	C	1950	1950	75	A	\$41.81	0.85	\$35.54	26'x24'	\$22,176	45%	\$12,200	0%	100%	0.990	1.000	100.00	0.00	0.00	\$12,100