

89-08-27-220-205.000-016

BREEDEN, EDDIE C & TAMMY L

240 N LINCOLN DR

511, 1 Family Dwell - Unplatted (0 to 9.9

JACKSON-194096 (019)/19

General Information

Parcel Number 89-08-27-220-205.000-016
Local Parcel Number 24-27-220-205.000-19

Tax ID: 019-00243-00

Routing Number

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

Year: 2025

Location Information

County WAYNE

Township JACKSON TOWNSHIP

District 016 (Local 019)
CAMBRIDGE CITY TOWN

School Corp 8355
WESTERN WAYNE

Neighborhood 194096-019
JACKSON-194096 (019)

Section/Plat 2427220

Location Address (1)
240 N LINCOLN DR
CAMBRIDGE CITY, IN 47327

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level 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

BREEDEN, EDDIE C & TAMMY L SPA
240 N LINCOLN DR
CAMBRIDGE CITY, IN 47327

Legal

PT CONWELL ADDN NW 26-16-12 BLK 31, NE 27-16-12 BLK 31; LOT 8 & 25 FT W PT LOTS 7 & 9 RICHARDSON ADDN



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 07/03/2024 and 01/01/1900.

Notes

11/9/2023 Misc: 2024 GENERAL REVAL

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show values for years 2022-2025.

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

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. Row shows values for F, F, 159, 159x255, 1.23, \$196, \$241, \$38,319, -25%, 1.0000, 100.00, 0.00, 0.00, \$28,740.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.93), Actual Frontage (159), Developer Discount, Parcel Acreage (0.93), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.93), 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 (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$28,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$28,700).

Data Source External Only

Collector 10/27/2023 js

Appraiser 11/09/2023 Nexus

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1 3/4
Style	N/A
Finished Area	1476 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Stoop, Masonry	63	\$2,700
Canopy, Shed Type	63	\$800
Porch, Open Masonry	27	\$3,800
Porch, Open Masonry	114	\$8,000
Patio, Brick	224	\$4,000

Plumbing

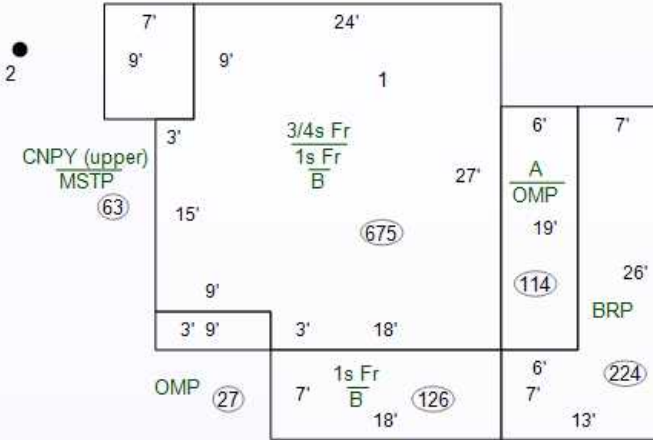
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Hot Water or Steam



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	801	801	\$88,500	
2					
3					
4					
1/4					
1/2					
3/4	1Fr	675	675	\$36,900	
Attic		114	0	\$4,100	
Bsmt		801	0	\$30,600	
Crawl					
Slab					

Total Base \$160,100

Adjustments 1 Row Type Adj. x 1.00 \$160,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:801 3/4:675	\$5,900
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$172,100

Sub-Total, 1 Units

Exterior Features (+)	\$19,300	\$191,400
Garages (+) 0 sqft	\$0	\$191,400
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85
Replacement Cost		\$178,959

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 3/4	Wood Fr	C+2	1925	1925	100	A		0.85		2,391 sqft	\$178,959	45%	\$98,430	0%	100%	1.010	1.000	100.00	0.00	0.00	\$99,400
2: Detached Garage/Boat H	1	Concrete	C	1925	1925	100	A	\$58.83	0.85	\$50.01	12'x20'	\$12,001	45%	\$6,600	0%	100%	1.010	1.000	100.00	0.00	0.00	\$6,700
3: Detached Garage/Boat H	1	Wood Fr	C	1995	1995	30	A	\$34.59	0.85	\$29.40	30'x33'	\$29,107	24%	\$22,120	0%	100%	1.010	1.000	100.00	0.00	0.00	\$22,300